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HOUSING PLAN
AN ELEMENT OF THE GENERAL PLAN
CITY OF LOS ANGELES

December 15, 1986

City Plan Case No. 22842
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Revised Housing Plan
Adopted by the City Council
September 24, 1986

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City of Los Angeles
Department of City Planning
Citywide Planning and
Development Division
Citywide Elements Section



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EXECUTIVE SUMMARY

Chapter I

This chapter discusses the state guidelines for a housing element and the basic role of government in attempting to address housing needs. The City is constrained in commitments to definite programs on various housing issues because of limits on municipal resources and staff.

Chapter II

The City's overall housing need as part of the regional housing problem is discussed. Current and future population and housing unit needs are identified. A current breakdown of the City's housing stock is described in terms of these categories: sound, needing rehabilitation, substandard, and needing demolition. Families/individuals needing housing assistance are divided into the following categories: household composition (elderly/handicapped, large family, and family households); tenancy (owners/renters); and racial and ethnic distribution in the various categories of housing. Private sector and governmental obstacles to meeting housing needs are also summarized, as well as housing unit types, housing needs projections, population projections and council district summaries.

Chapter III

Both current and future housing programs are summarized according to responsible City implementing agencies. This summary includes: number of units to be assisted and a description of programs by the City's Community Redevelopment Agency, City Housing Authority, Building and Safety Department, Community Development Department, and City Planning Department. Also included is a residential energy conservation opportunities summary.

Chapter IV

Approximately 50 programs are proposed for continuation, expansion, or as new City actions. Among newly recommended programs are those which address: child discrimination, affordable housing production incentives, new housing production, energy conservation, handicapped housing design features, improved mobile home zoning standards, historic preservation, and continuing existing rental market mitigation ordinances. The chapter contains a review of housing unit construction progress and priorities among various housing programs by addressing program feasibility and the effects of programs on the cost and supply of housing. A housing goals summary for one and three years is also included. A funding source matrix indicates potentially available money to implement various programs.

Chapter V

The process for including the general public in developing the housing element is presented. A monitoring system is outlined which will enable a specific record of City housing actions to be maintained.

Glossary and Appendix

Key housing terms are defined. Reference is made to the 1979 census undercount of undocumented aliens, an update of the Mayor's Ad Hoc Committee on Housing Production, and the City's Housing Assistance Program.

I. INTRODUCTION

The principal purpose of the City's Housing Plan is to encourage the production of needed housing. A significant increase in the supply of decent housing should be of concern to virtually all inhabitants of the City. Whenever a proportion of the populace is unsuitably housed, it tends to generate and aggravate social problems. In addition, many residents are economically dependent on housing for employment and income. While each sector of the economy and each socio-economic group may have a specific housing concern, the City of Los Angeles must consider the complete range of issues associated with housing as part of its General Plan responsibilities.

The role of local government in addressing housing problems must be flexibly based on the resources available and yet focused in order to derive the maximum benefit. The role of local government also varies according to the type of housing in question. New housing construction requires local government to be an indirect facilitator of development by the private market, which acts in a lead capacity. Rehabilitation of housing requires local government to be more directly active, with lead responsibilities for bringing municipal resources, needy citizens, and the private market together. The latter role, which emphasizes the role of local government, has become of paramount importance because of the relatively small volume of new housing being built and the increasing age of the existing housing stock. Increased local government attention will be necessary in order to respond to the growing challenge of conserving this valuable resource.

The ability of the City to carry out programs to improve housing will continue to be directly dependent on the private sector, available Federal and State grants and local funds. The availability of City funds and staff as well as overall City priorities will obviously determine the ultimate implementation date of each program. Due to the impact that the limitation on new taxes and other future tax reform proposals may have on continuing City expenditures, it must be clearly understood that the continued operation or initiation of any new program is dependent upon available City staff and resources. No program in the Plan is intended to commit the City to expend unavailable resources. The actual implementation dates of each program remain flexible because of the continuing uncertainty of the City's fiscal condition. In addition to contingency upon City resources, implementation of all programs is subject to a current trade-off analysis that considers social, economic, and environmental impacts.

A. STATE GUIDELINES AND LEGISLATION

Guidelines for City action for a housing element have been established by the California Department of Housing and Community Development. Under Article 10.6 of the Government Code (Section 65580), it is mandatory for each city and county general plan to include a housing element as part of the General Plan consisting of, "Standards and plans for the improvement of housing and for provision of adequate sites for housing" and that "this element of the plan shall make adequate provision for the housing needs of all economic segments of the community".

In addition to fulfilling State general plan requirements, the completion of this Housing Element will also enable the City of Los Angeles to qualify for future State housing assistance funds. California Housing Finance Agency funding is dependent on adoption of the State-mandated housing element. The City's revised Housing Element, which adheres to the State guidelines, also will allow new subdivisions to continue to be approved because of their consistency with the General Plan as required in the California Subdivision Map Act.

B. BACKGROUND OF THE HOUSING ELEMENT

In recent years, the City has established numerous housing policies in the 50-year Concept of the General Plan, the 20-year Citywide Plan, and the various Community and District Plans, which are elements of the General Plan.

Work on a Housing Element of the City's General Plan was first begun in 1969. A Housing Background Report was prepared in 1971, and several editions of a preliminary Housing Element were released in 1973 and 1974. These early housing studies were broadened and strengthened to conform with the State Guidelines, which were adopted by the Council on Intergovernmental Relations in September, 1973. The resulting City Housing Plan Element was adopted in 1976, followed by revisions in 1979 and 1984.

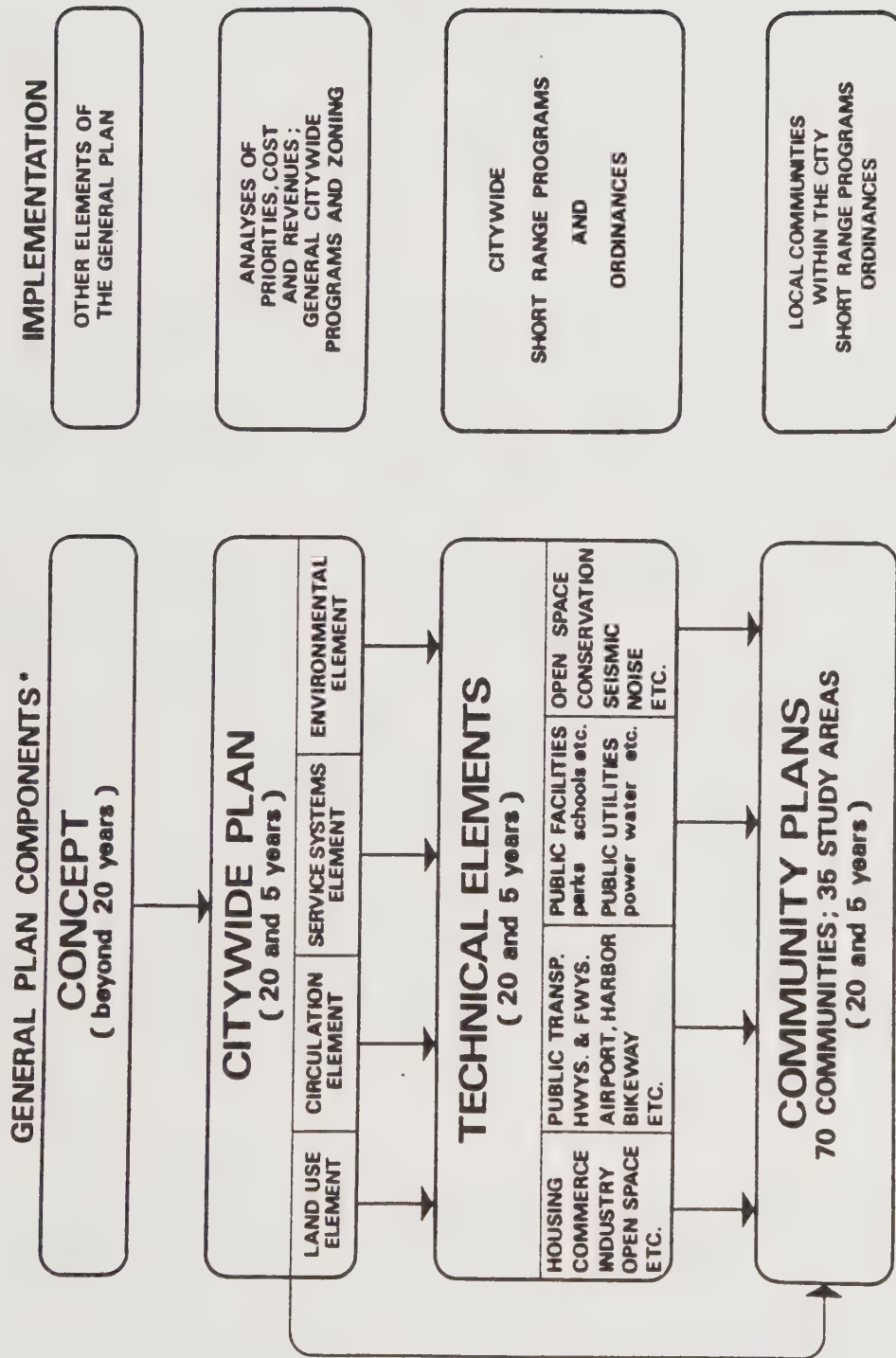
The Housing Element contains revised and updated goals and policies. A format was adopted to satisfy State requirements. The State has established a housing goal for all its jurisdictions. The objectives in this plan were developed in response toward meeting the state housing goal. For this Element a review of those objectives were conducted to assess their effectiveness in guiding the development of the City toward that goal. The Objectives, Policies, Programs and Implementation section of the Element was widely circulated amongst private and public interests in order to determine its appropriateness. Only one objective and approximately 10 policies were added in the review process. In addition, 23 programs were either added or substantially revised and another 11 were dropped because they were implemented. A number of policy statements were also added to the objectives and a minimal number were dropped. The City's legislative policy statement was consulted as well as its elected offices. Wherever possible the 1984 Housing Element has been revised to appropriately address a common housing goal beneficial to all the citizens of Los Angeles and the State of California.

Additionally, this revised Housing Plan:

1. Provides a Citywide profile of demographic and housing conditions.
2. Analyzes current and future housing issues and obstacles.
3. Provided systematic programs, strategies, and implementation techniques based on identified conditions.

The Housing Element identifies four major goals to work towards: 1) providing adequate housing for all socioeconomic groups in the City, 2) improving the existing housing stock, 3) maximizing the accessibility of future housing, and 4) improving coordination of housing information and services. These basic goals form the basis for more specific objectives, policies, and programs found in a later chapter of the Plan.

FIGURE 1



* All components together constitute the GENERAL PLAN.

II. THE HOUSING PROBLEM

A. REGIONAL HOUSING

1. Market Area

The Los Angeles housing market is the extensive, nearly continuously urbanized area of Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. The population of this large area has grown rapidly in recent years, particularly on the periphery and now numbers approximately 12 million.

Migration within the Los Angeles housing market area can be described as follows:

- a. Residents are not restricted by political boundaries in seeking housing. Factors of cost, neighborhood facilities, accessibility, environmental amenities, and social conditions play the major roles in housing choice.
- b. The racial and ethnic heterogeneity of the area will continue to increase. The City of Los Angeles will remain as one of the world's major centers of foreign immigration, particularly from Asia and Latin America. The periphery of the housing market area will continue to receive immigrants primarily from among residents already established in the area.
- c. The relative abundance of affordable, single-family detached new houses will continue to be a major inducement to migration to the periphery of the housing market area. Lower land costs occasioned by relatively abundant unbuilt land and distance from major sources of employment will permit this type of new construction to continue, despite problems of increasing housing and commuting costs and diminishing environmental amenities.
- d. The relatively high cost of housing in many parts of Orange, Ventura, and Los Angeles Counties will tend to make those areas relatively less attractive to potential out-migration induced by housing costs, than areas on the eastern periphery of the Los Angeles housing market.
- e. Other factors also influence local migration, including school integration, development of retirement communities, and dispersal of employment opportunities. These factors will continue to reinforce the out-migration from the center to the periphery of the housing market area.
- f. Migration within the City of Los Angeles will continue to be dominated by movement northward and westward from more densely populated inner-City areas.

The housing needs of the Southern California housing market are described and planned for by housing elements prepared by major jurisdictions within the SCAG region. Housing elements of SCAG, the County of Los Angeles, and other major jurisdictions were reviewed by the City to ensure consistency with its Plan.

2. Regional Allocation Model ("Fair Share" Concept)

The Southern California Association of Governments (SCAG) prepared an update of its Regional Allocation Model with its Fair Share Concept in 1983. The RHAM identifies the households in the region that require housing assistance because of limited income and lack of available affordable housing stock. The local housing needs are described in each City's or County's Housing Assistance Plan (HAP); HAP's are prepared by all jurisdictions in the SCAG region that apply for federal HCD Block Grant money.

The Regional Housing Allocation Model is a policy document that uses a comprehensive methodology to project regional housing based on the SCAG 82 population and housing forecast. The SCAG 82 forecast uses local jurisdictional, socioeconomic, housing, and population data for its forecast. The 1980 Census provides the base for jurisdictions and SCAG to project from.

The Regional Housing Allocation Model as developed by SCAG is an assessment of the need for low-cost units and repair or replacement of all substandard units in the SCAG region. Identification of housing need is accompanied by allocation of resources on the basis of regional income distribution, proximity to employment, assessed per capita valuation, and per capita sales tax.

SCAG has estimated the new construction needs of the City of Los Angeles for the years January 1, 1983 to January 1, 1988 at 61,401 units. This figure has been adjusted by the RHAM model to encourage the distribution of low- and moderate-cost housing on a regional (inter-jurisdictional) basis. In the 1980 Census, Los Angeles had a larger percentage of lower income households than the rest of the region. In the Very Low income category (0-50% of median income) Los Angeles had .9% more households than the region. In the Low income category (50-80% of median) it had 4.7% more households than the region. Using these percentages SCAG has disaggregated the new construction needs of the City of Los Angeles into four income categories:

TABLE 1

Regional Housing Allocation Model Housing Needs

Very low (0-50% of median)	10,647	(17.3%)
Low (50-80% of median)	16,623	(27.1%)
Moderate (80-120% of median)	10,833	(17.6%)
Upper (over 120%)	23,299	(37.9%)
Total	61,401	(100.0)

B. CITY OF LOS ANGELES HOUSING

The present and future housing needs of the City of Los Angeles are summarized in this section. An analysis of current population and housing characteristics precedes the presentation of data, which indicate a deterioration of housing condition. The 1980 Census provides current demographic and housing characteristics. The population forecasts are the results of assumptions used in the City Planning Department's Population Projection Model, the population allocation to the 35 planning areas is based on current demographic trends. All data are analyzed for the City as a whole, for its four major geographic areas, the 35 community plan areas, and the 15 Council districts. Figure 2 shows the location of the City's 35 planning areas within the four geographic areas, while Figure 3 identifies the 15 Council districts.*

1. Housing Stock History

The characteristics of the housing stock have evolved over a 200-year period in response to population fluctuations, intra-urban transportation developments, economic cycles, and changes in building styles and techniques. Thus, housing in Los Angeles tends to exhibit considerable variation in age, type, quality, intensity of use, tenure, cost, and accessibility. However, the overall pattern justifies the persistence of the image of Los Angeles as an archtypically low-density, high quality, single-family residential center.

The existing housing stock does not reflect the age of Los Angeles, the second oldest city on the Pacific Coast. Few residences date from before the 1880's, when a major economic boom resulted in a 350% population increase in a single decade. Steady increases in population stimulated building activity through the 1920's, particularly in the area south of the Santa Monica Mountains.

After an uncharacteristic lull of fifteen years, occasioned by worldwide depression and World War II, building began again, with the subdivision of such outlying areas south of the Santa Monica Mountains as Mar Vista, Westchester, Bel Air, and Torrance-Gardena, as well as large-scale tract development in the San Fernando Valley. The post-war era also witnessed the widespread construction of small (5-49 units) multiple-family units on new sites and sites previously occupied by single-family homes. After 1959, regulations were adopted that liberalized height limitations on buildings, thereby promoting highrise apartment living for the first time, with particular concentration in the Bunker Hill, Century City, and Westwood areas.

* The Council district boundaries illustrated in Figure 3 are those which were in effect prior to September 15, 1986, when a number of Council districts underwent boundary changes. All data for Council districts in this report are based on the boundaries in effect before September 15, 1986. See Appendix G for a map with the new boundaries.

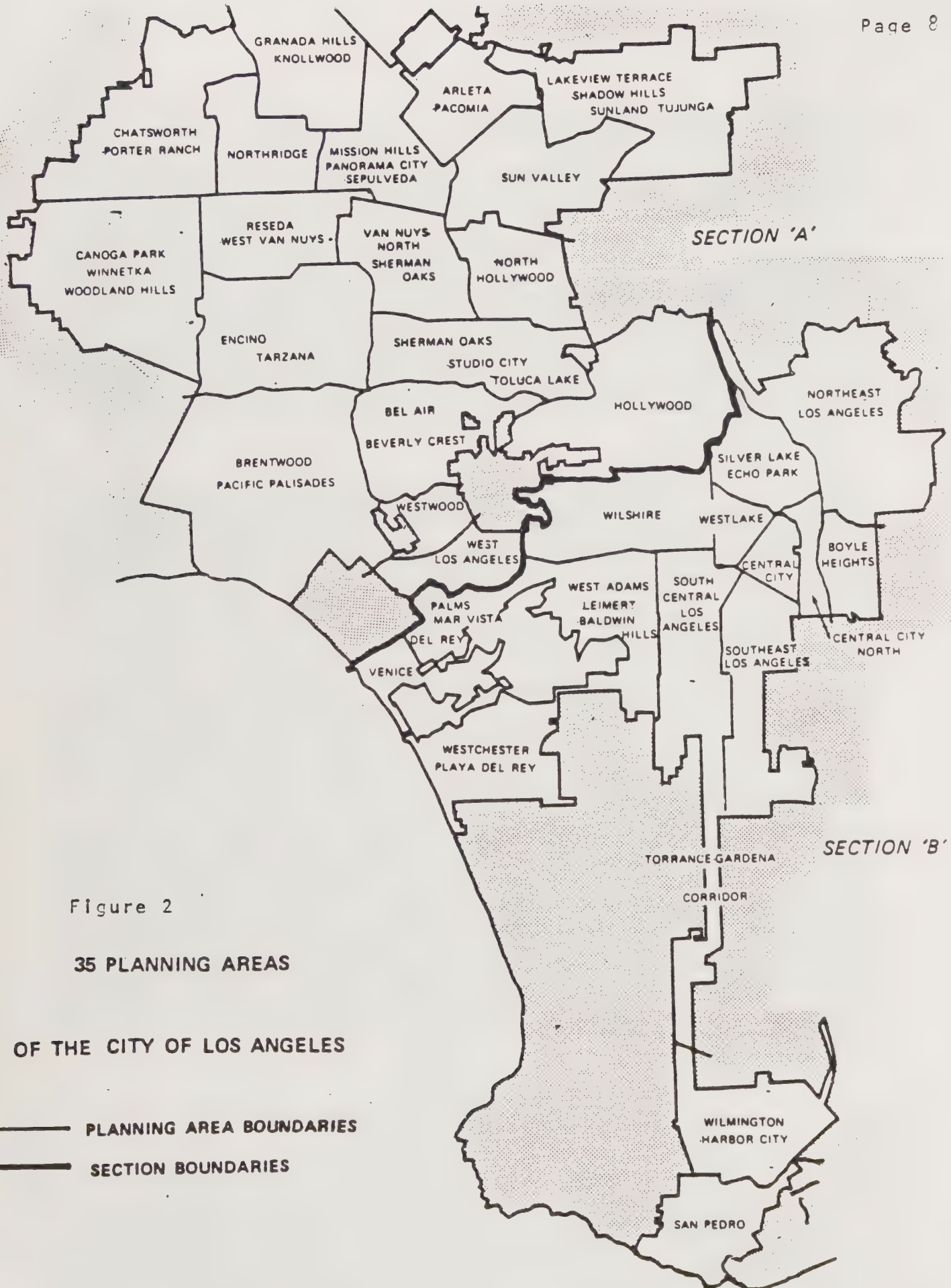


Figure 2

35 PLANNING AREAS

OF THE CITY OF LOS ANGELES

PLANNING AREA BOUNDARIES

SECTION BOUNDARIES

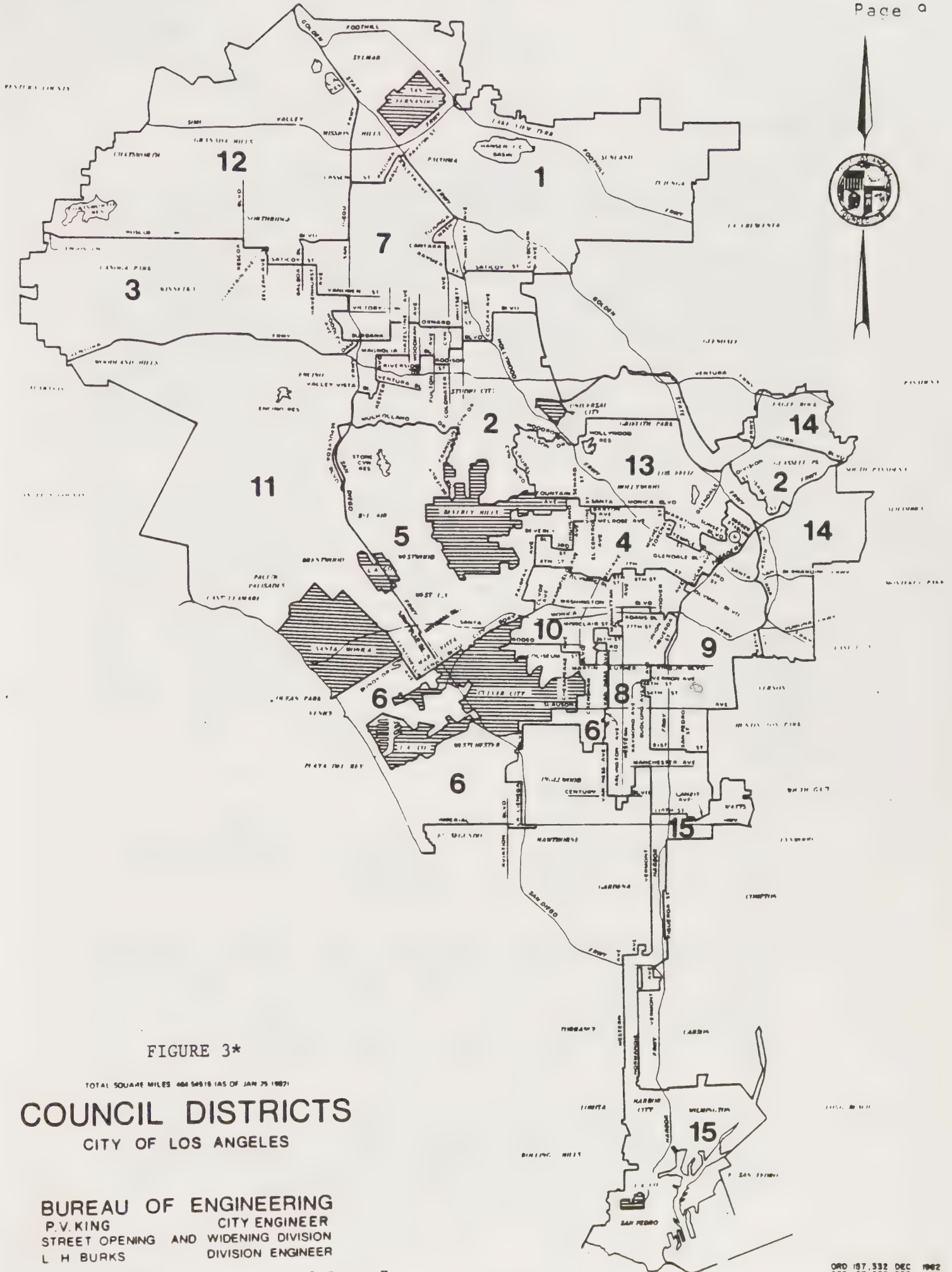


FIGURE 3*

TOTAL SQUARE MILES 464.94616 AS OF JAN 75 1987

COUNCIL DISTRICTS CITY OF LOS ANGELES

BUREAU OF ENGINEERING
P.V. KING CITY ENGINEER
STREET OPENING AND WIDENING DIVISION
L.H. BURKS DIVISION ENGINEER

* - See footnote at bottom of Page 7.

ORD 157,332 DEC 1982
ORD 157,333 DEC 1982
ORD 157,244 NOV. 1982
ORD 157,100 SEPT 1982
ORD 157,058 SEPT 1982

2. Current Housing Data

a. Housing Stock

As of January 1, 1984, there were 1,209,166 housing units within the City, comprised of 43.7% single-family units, and 56.3% multiple-family units. Most of the multi-family units were in structures containing 5-49 units. In 1980, according to the Census, renters occupied 59.3% of the housing units, whereas owners occupied 40.7%. The vacancy rate for the City as of October 1983 was 4.7% representing 56,203 vacant units out of 1,208,147 estimated total units. Single-family, owner-occupied residences predominate in areas subdivided since World War II. The overwhelming predominance of renter-occupied, multiple-family dwellings are associated with Central City, Central City North, and Westlake. Tenure patterns are summarized on Table 2 which along with the vacancy data represent City Planning Department estimates.

According to the 1980 Census, the housing stock is in relatively sound condition throughout most of the City. Data are available concerning such commonly accepted parameters of housing quality as plumbing and crowding. Fewer than 2% of the housing units lacked plumbing facilities, i.e. running water, flush toilets, and baths. Only 6% of the total units were considered to be overcrowded, i.e. having more than 1.01 persons per room. The Central area communities exhibited an exceptionally high incidence of both inadequate plumbing and overcrowding. Plumbing facilities were found to be particularly deficient in the Central City North community, whereas overcrowding was a significant problem in Boyle Heights, Southeast Los Angeles, Pacoima-Sun Valley, and Wilmington-Harbor City.

1) Citywide Building Patterns

As shown on Table 2, the City housing stock reached a total of 1,209,166 units on January 1, 1984. This figure represents a net increase of 20,244 units added since the last official U.S. Census count taken on April 1, 1980.

Based upon certificates of occupancy issued for new housing units and subtracting units demolished, the net gain in the City housing supply can be attributed primarily to the construction of new apartment (multiple dwelling) units. Since 1980, apartment housing has increased by a total of 22,301 units and single-family dwellings rose by a mere 4,049 units; 85% of the units constructed between 1980-81 were multiple-unit housing.

In the last five years, the percentage of the City of Los Angeles' single-family housing has decreased from 49% to 44%. In spite of the preponderance of new multiple-unit construction (85% of all new construction) the City continues to maintain a high single-family housing percentage.

TABLE 2

CITY OF LOS ANGELES
ESTIMATED HOUSING INVENTORY BY GEOGRAPHIC AREA

HOUSING INVENTORY - CENSUS BASE PERIOD, 4/1/80

	<u>Singles (%)</u>	<u>Multiples (%)</u>	<u>Total Units</u>
Central Los Angeles	197,924 (34.6)	374,482 (65.3)	572,406
San Fernando Valley	234,116 (58.8)	164,158 (41.2)	398,274
Western Los Angeles	65,953 (40.4)	97,267 (59.6)	163,220
Harbor	28,799 (52.3)	26,223 (47.7)	55,022
<hr/>			
City of Los Angeles	526,792 (44.3)	662,130 (55.7)	1,188,922

CERTIFICATES OF OCCUPANCY ISSUED, 4/1/80 - 12/31/83

	<u>Singles (%)</u>	<u>Multiples (%)</u>	<u>Total Units</u>
Central Los Angeles	838 (12.4)	5,894 (87.6)	6,732
San Fernando Valley	2,733 (20.6)	10,524 (79.4)	13,257
Western Los Angeles	278 (5.5)	4,761 (94.5)	5,039
Harbor	200 (15.1)	1,122 (84.9)	1,322
<hr/>			
City of Los Angeles	4,049 (16.4)	22,301 (84.6)	26,350

(Continued)

TABLE 2 (CONT'D.)

DEMOLITION PERMITS ISSUED, 1/1/80 - 9/30/83

	<u>Singles (%)</u>	<u>Multiples (%)</u>	<u>Total Units</u>
Central Los Angeles	1,173 (42.1)	1,613 (57.9)	2,786
San Fernando Valley	1,201 (74.5)	411 (25.5)	1,612
Western Los Angeles	339 (27.9)	875 (72.1)	1,214
Harbor	177 (35.8)	317 (64.2)	494
<hr/>			
City of Los Angeles	2,890 (47.3)	3,216 (52.7)	6,106

ESTIMATED INVENTORY AS OF 1/1/84

Central Los Angeles	197,589 (34.3)	378,763 (65.7)	576,352
San Fernando Valley	235,648 (57.5)	174,271 (42.5)	409,919
Western Los Angeles	65,892 (39.4)	101,153 (60.6)	167,045
Harbor	28,822 (51.6)	27,028 (48.4)	55,850
<hr/>			
City of Los Angeles	527,951 (43.7)	681,215 (56.3)	1,209,166

Sources/Notes: Base period information obtained from U.S. Census, April 1, 1980, as subsequently corrected by Census Bureau; certificates of occupancy from monthly summary sheets of Department of Building and Safety; demolition permits from Urban Information System's computer printouts, as derived from records of Department of Building and Safety. In the case of demolition permits, a three-month lag is normally assumed to occur from time of permit issuance to time of building demolition.

<u>Type of Unit</u>	<u>April 1, 1970</u>		<u>January 1, 1984</u>	
Single-family	565,631	(49%)	527,951	(43.7%)
Multiple-unit	594,011	(51%)	681,215	(56.3%)

The San Fernando Valley continued its post-war trend of new housing construction. It led the City with 13,257 certificates of occupancy issued for the same number of new units constructed. 20.6% of these were single-family units (2,733), the most constructed in any part of the City.

Central Los Angeles, which contains the bulk of the City's older housing stock, also accounted for the majority of housing units demolished. Of the City total of 6,106 units demolished, 45% of those were in Central Los Angeles communities. The San Fernando Valley had the second highest number of units demolished (1,612) followed by Western Los Angeles (1,214).

Conversions of apartment buildings to condominiums has decreased dramatically between 1979-1984. Conversions tend to reduce the number of rental units available thereby driving up rents, unless new units are constructed. Conversions also increase the cost of housing to the renter turned buyer, although he may offset this higher cost by tax credits. On the other hand, condominium conversions provide home ownership opportunities in high cost markets, create more stable communities, and act as an incentive for construction of new units.

The proportional share of multiple unit dwellings in Central City districts declined relative to San Fernando Valley districts, where construction was more active. However, the majority of multiple-unit housing continued to be available in Central City districts.

2) Council District Housing Summary*

Tables 3, 4, and 5 present the City of Los Angeles population and housing data by Council Districts. The data base for all three tables is the 1980 census, although Table 3 has been updated to October 1983. The Planning Department has provided estimates of where the census data stood in October 1983. It is currently working on estimating Table 3 data through October, 1984.

Table 4 compares the number of single-family, attached, detached and multiple-unit housing. While all the Council Districts contain the same number of people (approximately 200,000), they differ substantially in housing composition.

* See footnote at bottom of Page 7.

TABLE 3
CITY OF LOS ANGELES
SUMMARY OF POPULATION AND HOUSING UNITS BY COUNCIL DISTRICT
CENSUS DATE (4/1/80) AND ESTIMATE DATE (10/1/83)

	TOTAL POP 4/1/80	TOTAL POP EST. DATE	TOTAL UNITS 4/1/80	TOTAL UNITS EST. DATE
CD1 - COUNCILMAN FINN	196774	206949	61922	64337
CD2 - COUNCILMAN WACHS	199028	203735	93113	94690
CD3 - COUNCILWOMAN PICUS	198019	203575	78771	80817
CD4 - COUNCILMAN FERRARO	198752	204104	92047	92315
CD5 - COUNCILMAN YAROSLAVSKY	195293	200240	96428	98597
CD6 - COUNCILWOMAN RUSSELL	196186	201150	86492	87894
CD7 - COUNCILMAN BERNARDI	197567	202427	81801	84034
CD8 - COUNCILMAN FARRELL	194310	197559	67215	67768
CD9 - COUNCILMAN LINDSAY	198044	202601	68482	68884
CD10 - COUNCILMAN CUNNINGHAM	201236	205879	81065	81448
CD11 - COUNCILMAN BRAUDE	199571	205091	89248	90867
CD12 - COUNCILMAN BERNSON	199914	204240	70257	71889
CD13 - COUNCILMAN WOO	197660	202668	93903	94586
CD14 - COUNCILMAN ALATORRE	196869	204587	59778	60751
CD15 - COUNCILWOMAN FLORES	197625	201891	68399	69267
CITYWIDE TOTALS:				
	2966850	3046696	1188922	1208147

TABLE 3
CITY OF LOS ANGELES
SUMMARY OF POPULATION AND HOUSING UNITS BY COUNCIL DISTRICT
CENSUS DATE (4/1/80) AND ESTIMATE DATE (10/1/83)

	TOTAL SINGLES EST. DATE	TOTAL MULTS EST. DATE	OCCUPIED UNITS 4/1/80	OCCUPIED UNITS EST. DATE
CD1 - COUNCILMAN FINN	50494	13845	59868	62923
CD2 - COUNCILMAN WACHS	44137	50554	88889	88889
CD3 - COUNCILWOMAN PICUS	47247	33575	75314	75314
CD4 - COUNCILMAN FERRARO	11861	80456	87909	86947
CD5 - COUNCILMAN YAROSLAVSKY	30469	68133	91343	92702
CD6 - COUNCILWOMAN RUSSELL	36256	51638	82447	84003
CD7 - COUNCILMAN BERNARDI	34970	49068	78478	80723
CD8 - COUNCILMAN FARRELL	36021	31748	64088	63935
CD9 - COUNCILMAN LINDSAY	23712	45176	63629	63670
CD10 - COUNCILMAN CUNNINGHAM	20312	61134	77608	76932
CD11 - COUNCILMAN BRAUDE	45482	45390	85350	87916
CD12 - COUNCILMAN BERNSON	51094	20798	67851	69702
CD13 - COUNCILMAN WOO	26455	68133	89216	88701
CD14 - COUNCILMAN ALATORRE	33577	27174	57934	59001
CD15 - COUNCILWOMAN FLORES	35938	33325	65566	66477
CITYWIDE TOTALS:	528024	680149	1135491	1151944

TABLE 4
1980 U.S. CENSUS OF POPULATION -- SURVEY DATA
CITYWIDE HOUSING/POPULATION FACTORS

	<u>TOTAL PERSONS</u>	<u>OCCUPIED UNITS</u>	<u>TOTAL UNITS</u>	<u>SINGLE DETACHED</u>
CD1 - COUNCILMAN FINN	196774	59769	61922	47920
CD2 - COUNCILMAN WACHS	199028	88889	93113	44075
CD3 - COUNCILWOMAN PICUS	198019	75300	78771	46485
CD4 - COUNCILMAN FERRARO	198752	87902	92047	11832
CD5 - COUNCILMAN YAROSLAVSKY	195293	91343	96428	30424
CD6 - COUNCILWOMAN RUSSELL	196186	82447	86492	36195
CD7 - COUNCILMAN BERNARDI	197567	78442	81801	34424
CD8 - COUNCILMAN FARRELL	194310	64088	67215	36002
CD9 - COUNCILMAN LINDSAY	198044	63629	68482	23691
CD10 - COUNCILMAN CUNNINGHAM	201236	77608	81065	20301
CD11 - COUNCILMAN BRAUDE	199571	85317	89248	44907
CD12 - COUNCILMAN BERNSON	199914	67811	70257	49392
CD13 - COUNCILMAN WOO	197668	89206	93903	26299
CD14 - COUNCILMAN ALATORRE	196869	57934	59778	33505
CD15 - COUNCILWOMAN FLORES	197625	65530	68399	34576
CITYWIDE TOTALS:	2966850	1135217	1188922	520027

Table 4
1980 U.S. CENSUS OF POPULATION -- SURVEY DATA
CITYWIDE HOUSING/POPULATION FACTORS

OR MORE	U N I T S I N S T R U C T U R E				
	SINGLE MOBILE ATTACHED	DUPLEX	3 OR 4 UNITS	5 UNITS	HOMES
CD1 - COUNCILMAN FINN	2,049	755	1,224	7,871	2,102
CD2 - COUNCILMAN WACHS	3,549	2,841	5,552	37,045	51
CD3 - COUNCILWOMAN PICUS	2,104	210	347	29,326	299
CD4 - COUNCILMAN FERRARO	3,906	2,918	6,448	66,747	197
CD5 - COUNCILMAN YAROSLAVSKY	2,621	4,444	8,213	50,669	58
CD6 - COUNCILWOMAN RUSSELL	4,465	3,917	9,206	32,635	73
CD7 - COUNCILMAN BERNARDI	1,962	779	2,431	41,545	661
CD8 - COUNCILMAN FARRELL	4,237	4,898	6,781	15,225	72
CD9 - COUNCILMAN LINDSAY	4,971	4,155	8,024	27,582	59
CD10 - COUNCILMAN CUNNINGHAM	4,060	5,451	9,787	41,368	98
CD11 - COUNCILMAN BRAUDE	2,530	781	2,573	38,062	395
CD12 - COUNCILMAN BERNSON	1,882	175	577	17,038	1,192
CD13 - COUNCILMAN WOO	4,421	5,327	7,105	50,591	162
CD14 - COUNCILMAN ALATORRE	5,664	3,322	4,696	12,499	91
CD15 - COUNCILWOMAN FLORES	4,956	2,872	6,543	18,199	1,255
CITYWIDE TOTALS:	53,377	42,845	79,508	486,400	6,765

Table 5
1980 U.S. CENSUS OF POPULATION -- SAMPLE DATA
Housing Tenure and Age by Council District

	TOTAL PERSONS	OCCUPIED UNITS	VACANCY RATE	OWNER OCCUPIED
CD1 - COUNCILMAN FINN	196,774	59,769	3.5	42,806
CD2 - COUNCILMAN WACHS	199,028	88,889	4.5	38,696
CD3 - COUNCILWOMAN PICUS	198,019	73,300	4.4	42,121
CD4 - COUNCILMAN FERRARO	198,752	87,902	4.5	10,439
CD5 - COUNCILMAN YAROSLAVSKY	195,293	91,343	5.3	33,091
CD6 - COUNCILWOMAN RUSSELL	196,186	82,447	4.7	34,482
CD7 - COUNCILMAN BERNARDI	197,567	78,442	4.1	31,277
CD8 - COUNCILMAN FARRELL	194,310	64,088	4.7	26,002
CD9 - COUNCILMAN LINDSAY	198,044	63,629	7.1	12,971
CD10 - COUNCILMAN CUNNINGHAM	201,236	77,608	4.3	17,277
CD11 - COUNCILMAN BRAUDE	199,571	85,317	4.4	44,854
CD12 - COUNCILMAN BERNSON	199,914	67,822	3.5	48,013
CD13 - COUNCILMAN WOO	197,660	89,206	5.0	21,960
CD14 - COUNCILMAN ALATORRE	196,869	57,934	3.1	24,037
CD15 - COUNCILWOMAN FLORES	197,625	65,532	4.2	29,374
CITYWIDE TOTALS:	2,966,850	1,135,230	4.5	457,398

(Turnover rate is reflective of the proportion of current population (five years older) that was not living at the same address in 1975).

Table 5
1980 U.S. CENSUS OF POPULATION -- SAMPLE DATA
Housing Tenure and Age by Council District

	RENTER OCCUPIED	TURNOVER RATE (75 TO 80)	HOUSING BEFORE 1940	UNITS SINCE 1970	BUILT OLD UNITS
CD1 - COUNCILMAN FINN	16,963	0.48	4,952	7,976	0.62
CD2 - COUNCILMAN WACHS	50,193	0.52	18,075	11,861	1.52
CD3 - COUNCILWOMAN PICUS	33,179	0.54	1,278	20,916	0.06
CD4 - COUNCILMAN FERRARO	77,464	0.65	34,123	10,967	3.11
CD5 - COUNCILMAN YAROSLAVSKY	58,252	0.56	23,199	15,013	1.55
CD6 - COUNCILWOMAN RUSSELL	47,966	0.50	14,607	9,072	1.61
CD7 - COUNCILMAN BERNARDI	47,166	0.58	3,447	16,660	0.21
CD8 - COUNCILMAN FARRELL	38,086	0.45	25,006	3,121	8.01
CD9 - COUNCILMAN LINDSAY	50,658	0.51	32,880	3,275	10.04
CD10 - COUNCILMAN CUNNINGHAM	60,332	0.54	31,848	4,174	7.63
CD11 - COUNCILMAN BRAUDE	40,464	0.49	6,484	16,367	0.40
CD12 - COUNCILMAN BERNSON	19,809	0.52	912	20,578	0.04
CD13 - COUNCILMAN WOO	67,246	0.60	34,379	8,041	4.28
CD14 - COUNCILMAN ALATORRE	33,897	0.45	24,787	3,350	7.40
CD15 - COUNCILWOMAN FLORES	36,159	0.49	14,287	10,250	1.39
CITYWIDE TOTALS:	677,832	0.53	270,264	161,621	1.67

(Turnover rate is reflective of the proportion of current population (five years older) that was not living at the same address in 1975).

In 1980, Council Districts 1 and 12 contained the largest number of single-family home units (49,969 and 51,274 respectively). They also contain large amounts of vacant land that could be developed with single-family housing or multiple-unit housing.

Also in 1980, Council District 4 had the largest number of multiple housing units with 75,113 units. Council District 1 had the lowest number of multiple-unit housing (9,850) and Council District 5 had the second highest number of multiple housing units with 63,326.

Table 5 compares the occupancy status and age of housing by Council District also using the 1980 census. Council District 9 has the highest vacancy rate (7.1) as well as the highest percentage of older housing units (10 units of housing built before 1940 for every .04 unit built since).

The most stable communities with the lowest turnover rate are the Council Districts 14 and 8 (both have a .45 turnover housing unit rate). The largest number of rental units are in Council Districts 4 (77,464) and 13 (67,246). The largest number of owner occupied units are in Council District 12 which also has the second highest percentage of newly built units.

3) Community Census Sample

Table 6 disaggregates the 1980 Census of Los Angeles into the Community Planning Areas. The most populous areas are the Wilshire and South Central Communities with 225,406 and 220,969 people each. Wilshire has the most housing units. The most dwelling units per acre are also located in the Wilshire Community (17.9) as well as the most persons per acre (44.5). Overall the Central or Metropolitan communities of Los Angeles have the greatest number of units (572,406 or 48% of the total).

The community with the smallest number of persons and housing units is the North and East Central City (12,851 persons in 1,878 housing units). The community with the lowest density of persons and dwelling units per acre is the Bel Air-Beverly Crest community.

Central City has the highest vacancy rate (14.4%) followed by Westwood (8.9%) and Venice (6.7%). Both communities have traditional transient populations. The lowest vacancy rates in the City are located in Boyle Heights (2.4%) and North and East Central City (2.3%).

In April 1980, the U.S. Census vacancy rate for the City overall was 4.5%. Three years later in October 1983, the City's vacancy rate estimations showed little change at 4.7%. The Census indicates a lower vacancy rate for single-family units (3.2% and 5.5%, respectively).

Table 6

1980 U.S. CENSUS OF POPULATION -- SAMPLE DATA

HOUSING VACANCY AND DENSITY BY PLANNING AREA			
	TOTAL PERSONS	HOUSING UNITS	HOUSING VACANCY MULTIPLE UNITS
NORTHEAST LOS ANGELES	198,229	66,624	3.8
BOYLE HEIGHTS	81,279	22,134	2.4
SOUTHEAST LOS ANGELES	186,984	61,411	5.6
WEST ADAMS-BALDWIN HILLS- LEIMERT PARK	151,528	63,985	3.9
SOUTH CENTRAL	220,969	77,414	4.6
WILSHIRE	225,406	109,771	4.3
HOLLYWOOD	180,996	92,410	5.1
SILVERLAKE-ECHO PARK	76,650	29,211	4.7
WESTLAKE	92,414	37,241	5.5
CENTRAL CITY	22,829	10,327	14.4
SOUTHEAST CENTRAL CITY	12,851	1,878	2.3
---METROPOLITAN LOS ANGELES---	1,450,135	572,406	4.7
SHERMAN OAKS-STUDIO CITY	66,183	34,968	4.4
NORTH HOLLYWOOD	92,794	42,594	4.2
ARLETA-PACOIMA	69,077	17,878	2.8
VAN NUYS-NORTH SHERMAN OAKS	109,511	50,670	4.1
MISSION HILLS-PANORAMA CITY- SEPULVEDA	75,948	29,417	3.5
SUN VALLEY	61,158	20,798	3.7
SYLMAR	42,375	13,263	4.4
GRANADA HILLS-KNOLLWOOD	55,886	19,247	2.8
CANOGA PARK-WINNETKA-WOODLAND HILLS	134,495	50,344	4.5
CHATSWORTH-PORTER RANCH	67,899	24,499	4.4
NORTHRIDGE	53,873	19,221	3.6
RESEDA	77,035	31,009	3.5
ENCINO-TARZANA	66,852	28,122	5.4
SUNLAND-TUJUNGA	44,279	16,244	3.8
---SAN FERNANDO VALLEY---	1,017,365	398,274	4.0
WESTSIDE	34,534	16,609	8.9
WEST LOS ANGELES	62,747	32,866	5.4
PALMS-MAR VISTA-DEL REY	94,964	43,729	3.6
VENICE	36,553	18,379	6.7
WESTCHESTER-PLAYA DEL REY	43,743	19,225	4.5
BRENTWOOD-PACIFIC PALISADES	53,596	24,088	4.5
BEL AIR-BEVERLY CREST	20,201	8,324	5.3
-----WESTSIDE-----	346,338	163,220	5.2
WILMINGTON-HARBOR CITY	60,438	19,876	3.3
SAN PEDRO	62,336	25,053	4.8
TORRANCE-GARDENA	30,238	10,093	3.1
-----SOUTHBAY-HARBOR-----	153,012	55,022	4.0
CITYWIDE TOTALS:	2,966,850	1,188,922	4.5
			662,130

1980 U.S. CENSUS OF POPULATION

HOUSING VACANCY AND DENSITY BY PLANNING AREA

	MFDU VACANCY	SINGLE UNITS	SFDU VACANCY	PERSONS PER ACRE	DWELLINGS PER ACRE
NORTHEAST LOS ANGELES	3.6	40,467	3.9	13.0	4.4
BOYLE HEIGHTS	2.2	9,029	2.8	21.1	5.7
SOUTHEAST LOS ANGELES	5.6	31,658	5.6	18.8	6.2
WEST ADAMS-BALDWIN HILLS- LEIMERT PARK	4.7	26,089	2.6	18.6	7.9
SOUTH CENTRAL	4.9	35,684	4.3	22.3	7.8
WILSHIRE	4.5	19,069	3.8	25.4	12.4
HOLLYWOOD	5.4	20,933	4.0	11.4	5.8
SILVERLAKE-ECHO PARK	4.7	12,035	4.8	16.1	6.1
WESTLAKE	5.6	2,760	4.1	44.5	17.9
CENTRAL CITY	14.4	50	0.0	13.1	5.9
SOUTHEAST CENTRAL CITY	2.5	150	0.0	7.3	1.1
---METROPOLITAN LOS ANGELES---	5.0	197,924	4.1	17.6	7.0
SHERMAN OAKS-STUDIO CITY	5.4	15,946	3.1	7.4	3.9
NORTH HOLLYWOOD	4.7	16,082	3.4	14.3	6.6
ARLETA-PACOIMA	3.7	14,609	2.6	10.0	2.6
VAN NUYS-NORTH SHERMAN OAKS	4.6	19,541	3.2	13.4	6.2
MISSION HILLS-PANORAMA CITY- SEPULVEDA	5.5	15,361	1.8	11.1	4.3
SUN VALLEY	7.6	14,689	2.1	4.6	1.6
SYLMAR	9.1	11,000	3.4	5.2	1.6
GRANADA HILLS-KNOLLWOOD	4.4	15,461	2.4	5.3	1.8
CANOGA PARK-WINNETKA-WOODLAND HILLS	8.9	34,080	2.4	7.7	2.9
CHATSWORTH-PORTER RANCH	6.7	16,375	3.3	4.8	1.7
NORTHridge	6.8	12,276	1.8	8.2	2.9
RESEDA	5.9	19,818	2.1	10.1	4.1
ENCINO-TARZANA	8.5	15,302	2.9	5.1	2.2
SUNLAND-TUJUNGA	6.3	13,576	3.3	3.4	1.3
---SAN FERNANDO VALLEY---	6.0	234,116	2.7	7.2	2.8
WESTWOOD	10.6	3,633	3.0	13.7	6.6
WEST LOS ANGELES	6.8	10,641	2.5	13.8	7.2
PALMS-MAR VISTA-DEL REY	4.4	14,910	2.1	18.6	8.6
VENICE	7.0	6,331	6.0	18.0	9.0
WESTCHESTER-PLAYA DEL REY	7.9	9,874	1.2	5.3	2.3
BRENTWOOD-PACIFIC PALISADES	6.6	13,043	2.8	2.2	1.0
BEL AIR-BEVERLY CREST	6.4	7,521	5.2	2.1	0.9
-----WESTSIDE-----	6.7	65,953	3.0	6.1	2.9
WILMINGTON-HARBOR CITY	4.1	11,209	2.8	7.1	2.3
SAN PEDRO	6.2	12,032	3.4	9.6	3.9
TORRANCE-GARDENA	4.5	5,558	2.0	9.3	3.1
-----SOUTHBAY-HARBOR-----	5.2	28,799	2.9	8.4	3.0
CITYWIDE TOTALS	5.3	526,792	3.2	10.0	4.0

4) Coastal Zone Housing Requirements

The City of Los Angeles has experienced minimal housing production within its Coastal Zone boundaries. Very little multi-unit residential construction activity has taken place with the bulk of residential construction being single-family residences. Los Angeles' coastal lots tend to be very small and expensive making it difficult to assemble large parcels for multi-unit buildings. In addition, some of the City's Coastal Plans would prohibit lot consolidations to maintain the existing small scale neighborhoods. The City also does not yet have a certified Local Coastal Plan. As is now proposed, most of the low- and moderate - income housing bonus provisions are voluntary and apply to buildings with five units or more. The City has taken into account the very limited coastal housing activity in new construction, demolitions, and requirements for new or replacement low- and moderate-income housing in the coastal zone under the proposed low- and moderate-income housing provisions of the LCPs. Consequently, the City is pursuing measures for the production of affordable housing by moving towards implementation of a discretionary procedure, rather than the ministerial procedures of the proposed LCPs, where feasibility of providing affordable housing can be addressed on a case-by-case basis and appropriate tailored incentives offered at the time of review. This approach would apply Citywide, but evolves partly from the experience of coastal housing production.

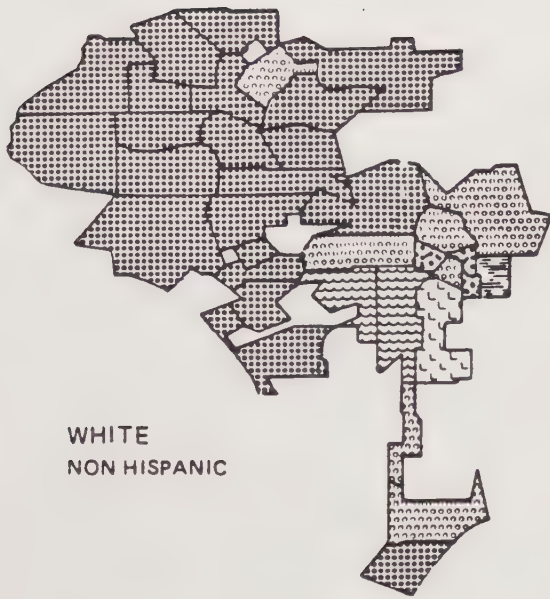
b. Characteristics of the Population, 1980

1) Total

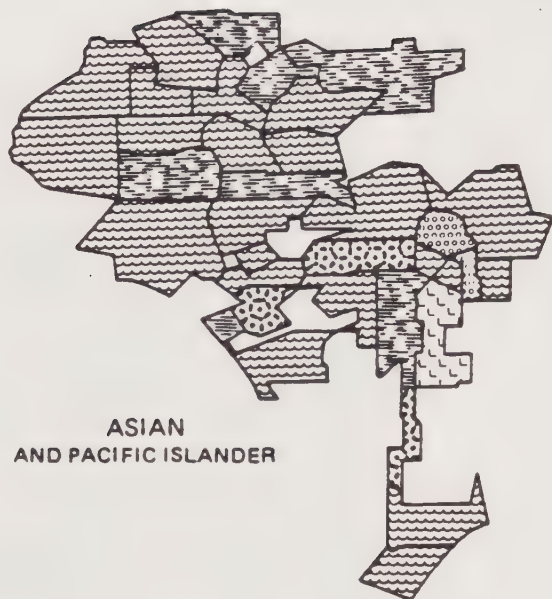
The origins of Los Angeles' populace are quite diverse. A majority (48.3%) of this population is classified as White, while Black and Hispanic residents comprise 17.0% and 27.5% of the population, respectively.

A high degree of racial and ethnic segregation characterizes the City. Groups classified as White comprise 75% or more of the population of 14 of the 35 community plan areas, including 9 of the 14 plan areas of the San Fernando Valley and most of the communities in the western part of the City. Black residents form a majority in only three contiguous community plan areas, Southeast Los Angeles, South Central, and West Adams-Leimert Park-Baldwin Hills. Hispanics predominate to the near exclusion of other ethnic groups in the Boyle Heights Community. Persons of Asiatic origin do not form a majority in any community plan area. Planning area summaries of the five major racial/ethnic groups are contained in Figure 4 and Table 7.

The more heterogeneous communities are found nearly exclusively south of the Santa Monica Mountains, where they



WHITE
NON HISPANIC



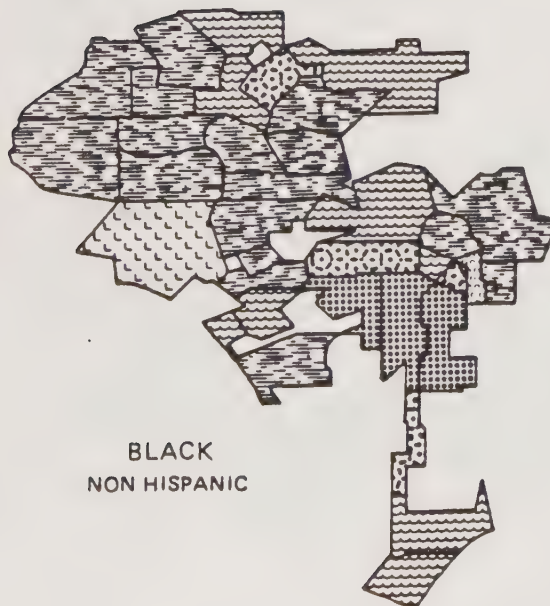
ASIAN
AND PACIFIC ISLANDER



HISPANIC



NATIVE AMERICAN



BLACK
NON HISPANIC

SPECIFIC GROUP POPULATION IN PLANNING AREA
AS A
PERCENT
OF TOTAL POPULATION IN PLANNING AREA



50 - 100

20 - 50

10 - 20

3 - 10

1 - 3

0 - 1

Table 7
1980 U.S. CENSUS OF POPULATION
ETHNIC DISTRIBUTION BY PLANNING AREA

	BLACK NON HISPANIC	%AGE	ASIAN/PI	%AGE	NATIVE AMERICAN	%AGE
NORTHEAST LOS ANGELES	2,279	1.1	19,929	10.1	1,567	0.8
BOYLE HEIGHTS	1,478	1.8	3,537	4.4	391	0.5
SOUTHEAST LOS ANGELES	128,530	68.7	1,371	0.7	493	0.3
WEST ADAMS-BALDWIN HILLS- LEIMERT PARK	113,192	74.7	9,486	6.3	758	0.5
SOUTH CENTRAL	147,742	66.9	6,396	2.9	885	0.4
WILSHIRE	31,907	14.2	38,345	17.0	1,187	0.5
HOLLYWOOD	8,526	4.7	17,533	9.7	961	0.5
SILVERLAKE-ECHO PARK	1,480	1.9	18,673	24.4	624	0.8
WESTLAKE	2,896	3.1	9,210	10.0	580	0.6
CENTRAL CITY	4,173	18.3	1,694	7.4	298	1.3
SOUTHEAST CENTRAL CITY	2,675	20.8	3,888	30.3	51	0.4
---METROPOLITAN LOS ANGELES---	444,878	30.7	130,062	9.0	7,795	0.5
SHERMAN OAKS-STUDIO CITY	704	1.1	1,645	2.5	272	0.4
NORTH HOLLYWOOD	1,771	1.9	3,811	4.1	603	0.6
ARLETA-PACOIMA	11,209	16.2	1,780	2.6	824	1.2
VAN NUYS-NORTH SHERMAN OAKS	1,893	1.7	3,751	3.4	718	0.7
MISSION HILLS-PANORAMA CITY- SEPULVEDA	2,869	3.8	4,236	5.6	733	1.0
SUN VALLEY	1,115	1.8	4,220	6.9	513	0.8
SYLMAR	1,243	2.9	1,148	2.7	634	1.5
GRANADA HILLS-KNOLLWOOD	1,069	1.9	2,446	4.4	966	1.7
CANOGA PARK-WINNETKA-WOODLAND HILLS	1,764	1.3	5,020	3.7	810	0.6
CHATSWORTH-PORTER RANCH	907	1.3	4,012	5.9	531	0.8
NORTHridge	901	1.7	2,584	4.8	408	0.8
RESEDA	1,209	1.6	2,773	3.6	638	0.8
ENCINO-TARZANA	768	1.1	1,267	1.9	226	0.3
SUNLAND-TUJUNGA	2,788	6.3	1,342	3.0	502	1.1
---SAN FERNANDO VALLEY---	30,210	3.0	40,035	3.9	8,378	0.8
WESTSIDE	482	1.4	2,235	6.5	46	0.1
WEST LOS ANGELES	1,474	2.3	6,145	9.8	224	0.4
PALMS-MAR VISTA-DEL REY	3,801	4.0	9,899	10.4	722	0.8
VENICE	3,251	8.9	917	2.5	289	0.8
WESTCHESTER-PLAYA DEL REY	1,218	2.8	2,064	4.7	183	0.4
BRENTWOOD-PACIFIC PALISADES	456	0.9	1,875	3.5	108	0.2
BEL AIR-BEVERLY CREST	464	2.3	822	4.1	21	0.1
-----WESTSIDE-----	11,146	3.2	23,957	6.9	1,593	0.5
WILMINGTON-HARBOR CITY	2,396	4.8	4,663	7.7	723	1.2
SAN PEDRO	2,666	4.3	2,747	4.4	610	1.0
TORRANCE-GARDENA	3,996	13.2	5,072	16.8	197	0.7
-----SOUTHBAY-HARBOR-----	9,058	5.9	12,482	8.2	1,530	1.0
CITYWIDE TOTALS:	495,292	16.7	206,536	7.0	19,296	0.7

Table 7
1980 U.S. CENSUS OF POPULATION
ETHNIC DISTRIBUTION BY PLANNING AREA

	WHITE NON HISPANIC	%AGE	HISPANIC	%AGE
NORTHEAST LOS ANGELES	52,703	26.6	120,191	60.6
BOYLE HEIGHTS	2,044	2.5	73,410	90.3
SOUTHEAST LOS ANGELES	2,645	1.4	53,775	28.8
WEST ADAMS-BALDWIN HILLS- LEIMERT PARK	11,780	7.8	16,044	10.6
SOUTH CENTRAL	13,191	6.0	52,243	23.6
WILSHIRE	96,689	42.9	55,710	24.7
HOLLYWOOD	113,193	62.5	39,758	22.0
SILVERLAKE-ECHO PARK	20,260	26.4	34,871	45.5
WESTLAKE	14,604	15.8	64,393	69.7
CENTRAL CITY	6,473	28.4	10,083	44.2
SOUTHEAST CENTRAL CITY	1,765	13.7	4,462	34.7
---METROPOLITAN LOS ANGELES---	33,5347	23.1	524,940	36.2
SHERMAN OAKS-STUDIO CITY	59,711	90.2	3,799	5.7
NORTH HOLLYWOOD	65,161	70.2	21,248	22.9
ARLETA-PACOIMA	14,415	20.9	40,299	58.3
VAN NUYS-NORTH SHERMAN OAKS	83,514	76.3	19,402	17.7
MISSION HILLS-PANORAMA CITY- SEPULVEDA	50,882	67.0	16,843	22.2
SUN VALLEY	34,595	56.6	20,393	33.3
SYLMAR	24,172	57.0	14,874	35.1
GRANADA HILLS-KNOLLWOOD	46,207	82.7	4,943	8.8
CANOGA PARK-WINNETKA-WOODLAND HILLS	113,247	84.2	13,343	9.9
CHATSWORTH-PORTER RANCH	57,588	84.8	4,737	7.0
NORTH RIDGE	44,080	81.8	5,830	10.8
RESEDA	62,600	81.3	9,666	12.5
ENCINO-TARZANA	60,632	90.7	3,873	5.8
SUNLAND-TUJUNGA	34,158	77.1	5,379	12.1
---SAN FERNANDO VALLEY---	750,962	73.8	184,629	18.1
WESTSIDE	30,312	87.8	1,428	4.1
WEST LOS ANGELES	47,997	76.5	6,783	10.8
PALMS-MAR VISTA-DEL REY	58,864	62.0	21,214	22.3
VENICE	23,226	63.5	8,759	24.0
WESTCHESTER-PLAYA DEL REY	35,873	82.0	4,346	9.9
BRENTWOOD-PACIFIC PALISADES	49,239	91.9	1,861	3.5
BEL AIR-BEVERLY CREST	17,978	89.0	833	4.1
-----WESTSIDE-----	263,489	76.1	45,224	13.1
WILMINGTON-HARBOR CITY	20,562	34.0	31,390	51.9
SAN PEDRO	36,696	58.9	19,124	30.7
TORRANCE-GARDENA	10,700	35.4	9,998	33.1
-----SOUTHBAY-HARBOR-----	67,958	44.4	60,512	39.5
CITYWIDE TOTALS:	1,417,756	47.8	815,305	27.5

are distributed in an uneven pattern. In the contiguous Northeast, Silverlake-Echo Park, and Westlake Areas, the populations generally are equally divided between White and Hispanic groups. Significant concentrations of Hispanic persons within predominantly White communities are found in the

southernmost plan areas, San Pedro and Wilmington-Harbor City. Significant Black and Hispanic concentrations associated with White majority populations are found in four widely separated areas, i.e. Venice, Wilshire, Arleta-Pacoima, and Torrance-Gardena. The large number of undocumented aliens appear to be concentrated in the northeastern and central parts of the city. Asian populations constitute sizeable minorities in the Silverlake-Echo Park and Torrance-Gardena Areas and particularly in the North and East Central City Area, which contains Chinatown. Only in the Central City Planning Area does the racial and ethnic composition approximate that of the City as a whole.

2) Socioeconomic Characteristics

Notwithstanding erosion of income caused by inflation, the population is relatively prosperous and well educated. Mean household income for the City in 1980 was \$21,714. Educational attainment is relatively high: median education was over 12 years of school attendance, and 19% of the adult population over 21 had four or more years of college. Areas of especially high income and education are dispersed throughout the San Fernando Valley and the westernmost communities south of the Santa Monica Mountains, with the exception of Venice.

There are significant segments of the local population that do not share in this prosperity. Approximately 11% of all households, numbering 331,334, have incomes less than 75% of the defined poverty level; another 331,678 households are classified as low-income, having incomes between 75-124% of the poverty level. Disadvantaged households are not evenly distributed within the total population but are concentrated among Blacks, Hispanics, and the elderly. The percentage of Black and Hispanic households in poverty is twice that of either White or Asian households. The most impoverished areas were five contiguous communities: Central City, East and North Central City, Westlake, Boyle Heights, and Southeast Los Angeles.

c. Current Housing Problems

1) Condition of Housing Stock

The City's housing stock must be rated as good. As of December 1980, there were an estimated 1,171,162 dwelling units of which 963,975 were estimated to be of "sound" condition. (This estimate is derived from the 1982-85 Housing Assistance Plan, displayed in Exhibit 1, Appendix C.)

Substandard units are believed to number 207,187 units. The vast majority of these units are concentrated within the older units of the Central City (Table 8). Approximately 140,402 of these substandard units are expected to be suitable for rehabilitation. The remaining 66,785 are believed to be beyond salvage and should be demolished. Currently 400 "substandard" dwellings are razed yearly because the owners choose not to bring their structures into compliance with the City Building Code. The private sector removes about 2,000 units per year. Some of these units are assumed to be not "suitable for rehabilitation", though the exact number is not known. Through these demolitions, the substandard units not suitable for rehabilitation are being eliminated from the housing stock.

TABLE 8
HOUSING STOCK CONDITION
DWELLING UNITS

	1980 TOTAL	ESTIMATED SOUND	SUBSTANDARD(1) TOTAL NO REHAB	
Central Los Angeles	572,406(48.1)	447,284(46.4)	177,766(85.8)	57,435(86.0)
San Fernando Valley	398,274(33.5)	323,896(33.6)	11,810 (5.7)	3,606 (5.4)
Western Los Angeles	163,220(13.8)	148,452(15.4)	10,981 (5.3)	3,606 (5.4)
Harbor	55,022 (4.6)	44,343 (4.6)	6,630 (3.2)	2,138 (3.2)
City Total	1,188,922	963,975	207,187	66,785

- (1) Substandard Units taken from 1982-83 Housing Assistance Plan. The Total Substandard Units represents the estimated number of such units in 1981. No-Rehab represents the number of units not suitable for rehabilitation.

2) Cost of Shelter

Angelenos in the past have enjoyed comparatively low housing costs, in large measure because of the relative abundance of inexpensive land, reduced construction costs occasioned by mild climate, and a large supply of vacant units. Since 1970, however, along with other living costs, the cost of shelter has escalated so rapidly that the City of Los Angeles is now counted among the most expensive housing markets in the nation. A dwindling supply of building sites, increased construction costs, higher interest rates, new environmental and social constraints, and the demand for larger dwellings with more built-in features have all contributed to escalating prices of new homes and have inflated the value of existing units. The tight rental market, the length of City approval and processing time for new apartments, and increased operating expenses have contributed to significant increases in rents, even though rents have lagged behind the consumer price index average. No part of the City and no socioeconomic group has been immune to these influences.

3) Renting A Home

Rents in the City of Los Angeles have increased dramatically between 1977 and 1980. Median rent was \$166 in 1977 and \$261 in 1980, representing a 63% increase in three years (Table 9).

Even more dramatic is the number of households in the City spending more than 25% of their income on rent. Fully 53.5% (362,640 households) of the renter households in Los Angeles spend more than 25% of their income on rent. Particularly hard hit are lower income families. 37% of households reporting incomes of less than \$10,000 a year spend at least a fourth of it on rent. 10.5% of households with incomes between \$10-15,000 also spend at least a fourth of it on rent. It is the lower income households that are least able to afford overspending for rent. Doing so forces these households to curtail spending for other necessities.

1,565,815 people lived in rental units in April 1980 averaging 2.31 persons per room. The mean rent of apartments available then was \$289 (Table 10).

TABLE 9

RENTER OCCUPIED UNITS
RENT/INCOME PERCENTAGE

Income Range	Rents Less than 25% of income	Rents Greater than 25% of income
\$ 0 - \$10,000	4.9	37
\$10 - 15,000	9.4	10.5
\$15 - 20,000	10.2	4.0
Over \$20,000	22.0	2.0
Totals	46.5	53.5

1977 Median Rent = \$166
 1980 Median Rent = \$261

SOURCE: 1980 U.S. Census

4) Home Ownership

The cost of purchasing a new or existing home also has risen dramatically in past years. The mean sales price of existing units has increased nearly 225% between 1976 and 1980 (Table 11). Median household income has not increased as rapidly. Rapid price escalation has had its greatest impact on those buying their first home, whereas those who currently own a home can use equity to purchase another dwelling. The 1980 average price of \$115,358 requires a 20% down payment of approximately \$23,072 for an existing house. Fewer and fewer households wanting to buy a first home can afford the high down payment.

Table 10
Comparison of Rents, Vacancy and Tenure by Planning Area

	PERSONS PER UNIT	NUMBER VACANT	MASTER METERED	MEAN RENT PAID	MEAN RENT ASKED
-----R E N T A L U N I T S-----					
NORTHEAST LOS ANGELES	2.97	934	29838	233	242
BOYLE HEIGHTS	3.65	215	13671	186	185
SOUTHEAST LOS ANGELES	3.18	1686	33873	180	160
WEST ADAMS-BALDWIN HILLS- LEIMERT PARK	2.22	1465	35807	243	213
SOUTH CENTRAL	2.71	1948	39889	208	197
WILSHIRE	1.95	3006	61205	272	292
HOLLYWOOD	1.91	2970	51473	269	306
SILVERLAKE-ECHO PARK	2.70	637	15839	234	237
WESTLAKE	2.48	1557	15735	190	204
CENTRAL CITY	1.58	1302	797	160	175
SOUTHEAST CENTRAL CITY	3.35	34	1206	179	150
---METROPOLITAN LOS ANGELES---					
	2.42	15754	299333	233	236
SHERMAN OAKS-STUDIO CITY	1.62	688	16150	349	399
NORTH HOLLYWOOD	2.07	985	24620	299	319
ARLETA-PACOIMA	4.04	187	4481	283	282
VAN NUYS-NORTH SHERMAN OAKS	2.03	1316	26878	322	
& 328					
MISSION HILLS-PANORAMA CITY-	2.30	543	12422	320	
& 313					
SEPULVEDA					
SUN VALLEY	3.06	409	5746	311	329
SYLMAR	3.19	206	2753	332	307
GRANADA HILLS-KNOLLWOOD	2.41	187	4291	393	390
CANOGA PARK-WINNETKA-WOODLAND	2.23	851	14808	381	
& 381					
HILLS					
CHATSWORTH-PORTER RANCH	2.25	266	6435	364	402
NORTHRIDGE	2.25	245	5936	353	366
RESEDA	2.26	483	11172	349	342
ENCINO-TARZANA	1.97	641	9753	392	398
SUNLAND-TUJUNGA	2.36	268	4006	304	272
---SAN FERNANDO VALLEY---					
	2.21	7275	149451	337	348
WESTSIDE	1.57	539	8132	425	469
WEST LOS ANGELES	1.71	673	18010	359	410
PALMS-MAR VISTA-DEL REY	2.01	759	24741	327	376
VENICE	2.01	544	9483	334	392
WESTCHESTER-PLAYA DEL REY	1.95	314	7517	370	409
BRENTWOOD-PACIFIC PALISADES	1.75	311	8694	437	476
BEL AIR-BEVERLY CREST	1.96	86	875	502	500
-----WESTSIDE-----					
	1.86	3226	77452	364	418
WILMINGTON-HARBOR CITY	3.10	339	7816	242	242
SAN PEDRO	2.42	597	11739	273	312
TORRANCE-GARDENA	3.01	187	4147	282	264
-----SOUTHBAY-HARBOR-----					
	2.75	1123	23702	264	283
CITYWIDE TOTALS	2.31	27378	549938	277	239

Table 10

Comparison of Rents, Vacancy and Tenure by Planning Area

-----R E N T A L U N I T S-----			
	TOTAL PERSONS	OCCUPIED UNITS	NUMBER OCCUPIED
NORTHEAST LOS ANGELES	198,229	64,093	33,988
BOYLE HEIGHTS	8,1279	21,598	16,086
SOUTHEAST LOS ANGELES	186,984	57,957	39,391
WEST ADAMS-BALDWIN HILLS- LEIMERT PARK	151,528	61,497	3,8564
SOUTH CENTRAL	220,969	73,836	48,100
WILSHIRE	225,406	105,007	85,463
HOLLYWOOD	180,996	87,717	69,021
SILVERLAKE-ECHO PARK	76,550	27,824	18,881
WESTLAKE	92,414	35,210	33,356
CENTRAL CITY	22,829	8,843	8,783
SOUTHEAST CENTRAL CITY	12,851	1,834	1,696
---METROPOLITAN LOS ANGELES---	145,0135	545,416	393,329
SHERMAN OAKS-STUDIO CITY	66,183	33,438	17,603
NORTH HOLLYWOOD	92,794	40,795	26,733
ARLETA-PACOIMA	69,077	17,838	5,221
VAN NUYS-NORTH SHERMAN OAKS	109,511	48,615	31,023
MISSION HILLS-PANORAMA CITY- SEPULVEDA	75,948	28,383	14,257
SUN VALLEY	61,158	20,026	6,677
SYLMAR	4,2375	12,686	3,242
GRANADA HILLS-KNOLLWOOD	55,886	18,717	4,833
CANOGA PARK-WINNETKA-WOODLAND HILLS	134495	48,070	16,929
CHATSWORTH-PORTER RANCH	67,899	23,416	6,948
NORTH RIDGE	53,873	18,523	6,569
RESEDA	77,035	29,958	12,844
ENCINO-TARZANA	66,852	26,592	10,924
SUNLAND-TUJUNGA	44,279	15,634	4,349
---SAN FERNANDO VALLEY---	1,017,365	382,216	168,152
WESTWOOD	34,534	15,127	9,708
WEST LOS ANGELES	62,747	31,094	19,876
PALMS-MAR VISTA-DEL REY	94,964	42,143	27,526
VENICE	36,553	17,154	12,339
WESTCHESTER-PLAYA DEL REY	43,743	18,366	8,252
BRENTWOOD-PACIFIC PALISADES	53,596	22,995	9,535
BEL AIR-BEVERLY CREST	20,201	7,884	983
-----WESTSIDE-----	346,338	154,763	88,219
WILMINGTON-HARBOR CITY	60,438	19,213	9,531
SAN PEDRO	62,336	23,844	13,831
TORRANCE-GARDENA	30,238	9,778	4,770
-----SOUTHBAY-HARBOR-----	153,012	52,835	28,132
CITYWIDE TOTALS:	296,6850	1,135,230	677,832
			1,565,815

The price of new housing has escalated more rapidly than the price of existing dwellings. Although detailed information is not available for the City, it is highly probable that the cost of new housing in the City is higher than in the County as a whole. A median income family in Los Angeles can afford only a \$48,667 home. Thus, purchase of new units is limited to those households who have a considerable equity in an existing property. The rapid increase in new detached housing costs has made condominiums much more attractive as a means of affordable housing for those wishing to move into equity positions.

TABLE 11

ANNUAL AVERAGE SALE PRICE OF SINGLE-FAMILY UNITS
BY GEOGRAPHIC AREA

YEAR	CENTRAL	GEOGRAPHIC AREAS SFV	WESTERN	HARBOR	CITY OF LOS ANGELES
1970	\$ 23,900	\$ 30,800	\$ 47,300	\$ 24,400	\$ 30,100
1971	27,500	31,400	48,700	25,600	32,400
1972	29,800	33,100	52,400	27,600	35,000
1973	31,400	35,600	58,900	29,700	37,600
1974	35,000	39,100	66,300	33,900	41,000
1975	36,000	42,300	77,300	37,100	44,800
1976	43,500	48,200	82,100	42,800	51,100
*1980	83,032	121,870	175,643	93,604	115,358

SOURCE: HOUSING PRICE TRENDS IN CITY OF LOS ANGELES 1975-1976
Community Analysis and Planning Division, Los Angeles
City Community Development Department, 1977.
*1980 Census Summary Tape File

5) Income and Poverty

Tables 12 and 13 describe the relationship between different areas of the City and income and poverty. The communities in Central Los Angeles which have the oldest housing and highest numbers of minorities (Tables 5 and 6) also have the lowest mean income (\$15,761). The Harbor area follows with a mean income of \$20,235 which is just below the citywide mean income of \$21,714.

331,334 persons in the City live at an income level that is less than 75% of the U.S. Census' Defined Poverty Level. Another 331,678 persons live between 75 and 124% of the poverty level. That amounts to 22% of the total population of the City. While the majority of citizens in Los Angeles (72.4%) live at over 150% of the poverty level, the 663,012 persons who live at an income level that is not typically addressed by the housing market is a significant factor in the housing problems of the City.

TABLE 121980 HOUSEHOLD INCOME BY GEOGRAPHIC AREAS

<u>INCOME</u>	<u>CENTRAL L.A.</u>	<u>SFV</u>	<u>WESTERN</u>	<u>HARBOR</u>	<u>CITYWIDE</u>
\$ 20,000 or less	374,801	156,705	65,092	27,021	623,619
\$ 20-50,000	171,481	226,323	89,830	26,003	513,637
\$ 50,000	17,581	39,002	23,958	2,272	82,813
Mean Income	\$ 15,761	\$ 26,392	\$ 31,647	\$ 20,235	\$ 21,714
Total Households	563,863	422,030	178,880	55,296	

Source: 1980 U.S. Census

6) Households in Need

The 1980 Census reveals that there are 272,131 lower-income households in the City of Los Angeles that pay over 30% of their income for housing. These are households that earn 80% or less of the median income. 236,466 of these households are renters while the remaining 35,665 households are owners. These lower-income households are defined by the Areawide Planning Agency (SCAG) as the City's households in need and represent those most needing assistance.

TABLE 13
POPULATION PROPORTIONALITY RELATIVE TO
DEFINED POVERTY LEVEL

Relation to
Poverty Level

	<u>< 75%</u>	<u>75-124</u>	<u>125 149%</u>	<u>150 199%</u>	<u>> 200%</u>
Central LA	232,021 (16%)	232,021 (16%)	110,210 (7.6%)	187,067 (12.9%)	687,363 (47.4%)
SFV	61,042 (6%)	63,076 (6.2%)	36,625 (3.6%)	78,337 (7.7%)	778,284 (76.5%)
Western	23,897 (6.9%)	21,127 (6.1%)	11,775 (3.4%)	22,166 (6.4%)	267,719 (77.3%)
Harbor	<u>14,383 (9.4%)</u>	<u>15,454 (10.1%)</u>	<u>7,804 (5.1%)</u>	<u>16,219 (10.6%)</u>	<u>99,152 (64.8%)</u>
TOTALS	331,334	331,678	166,414	303,789	1,832,518
	11%	11%	5.6%	10.2%	62.2%

Source: U.S. 1980 Census

* The Defined Poverty Level is based on income in 1979 using a poverty index which provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of the family householder or unrelated individual.

See Appendix B, page B-10, 1980 Census of Population and Housing, Los Angeles-Long Beach SMSA for Poverty Threshold Levels.

7) Overcrowding and Tenure

In 1980, there were 148,026 units in the City of Los Angeles classified as overcrowded (more than 1.01 persons per room). This is 12.4% of the total housing units. 207,187 units (17.4%) of the City were estimated as being substandard. The majority of the overcrowded units are in Central City geographic areas. 71% of all overcrowded units are located there. Most substandard units can also be found in the Central City (Table 14).

TABLE 14
INADEQUATELY SHELTERED HOUSEHOLDS
1980

	Total Units	Overcrowded Units	Estimated Substandard Units	Ratio of Rent to Income*
CENTRAL	572,406	105,223	177,766	208,858
SFV	398,274	26,133	11,810	93,324
WESTERN	163,220	8,578	10,981	47,374
HARBOR	55,022	8,092	6,630	13,813
CITY	1,188,922	148,026	207,187	363,318

SOURCE: 1980 Census; 1982-83 Housing Assistance Plan of the Housing and Community Development Block Grant.

- * This value represents the count of specified renter occupied units wherein the occupant paid no less than 25% of total income as rent. Data was derived from the 1980 Census of population. (Note: U.S. definition of impaction changed from 25% to 30% subsequent to collection of Census data).

8) Special Needs

Table 15 contains the estimated number of lower income households that pay more than 30% of their income for housing. Comparing this total of 272,132 households to the SCAG estimated citywide total of households at the same time (151,696 households on January 1, 1983) yields a 24% estimate of the number of households in the City that pay over 30% of their income for housing.

The Housing Assistance Plan, using City Council adopted numbers, identifies households in the City with rental subsidy needs. Appendix C shows the special housing

TABLE 15

Lower Income Households in Los Angeles Paying Over 30% of Income for Housing

<u>Income Level</u>	<u>Owners</u>	<u>Renters</u>	<u>Total</u>
Very Low (0-50%)	22,944	161,380	184,324
Low (50-80% Median)	12,722	75,082	<u>87,808</u>
			272,132

Source: SCAG 1983 Regional Housing Allocation Model.

Rental Subsidy Needs of Lower-Income Households

	<u>Elderly*</u>	<u>Small Family</u>	<u>Large Family</u>	<u>Total</u>
Very Low Income	40,000	104,380	16,998	161,380
Other Low Income	20,402	50,602	4,882	75,086
TOTAL	60,404	154,982	21,080	236,466
Handicapped Renters**, 6,126		8,128	1,866	14,260
Owners	---	---	---	1,860

Lower-Income Minority Households in Substandard Housing

	<u>Black</u>	<u>Amer. Ind.</u>	<u>Hispanic</u>	<u>Asian</u>	<u>Total</u>
Owners	2,307	63	1,971	915	5,256
Renters	19,445	611	24,892	5,956	50,904

SOURCE: 1982-85 Housing Assistance Plan

* For Handicapped households this column represents single-person households.

** Handicapped numbers are part of the total rental figures and separated for identification purposes. Handicapped-owner households reflect totals only.

needs of Los Angeles' minority, elderly, large family, handicapped, and lower-income households. Exhibits 2, 3, 4 and 5 in Appendix C show the various types of housing assistance proposed for lower-income households in the 1982-85 Housing and Community Development Block Grant application.

There are 60,404 elderly households in the City that need help with the rent (Rental Subsidy Needs). 154,982 small families, 21,080 large families and 6,126 handicapped households in Los Angeles also need help.

Lower-income households of the City who live in substandard housing are estimated at 50,904 renters and 5,256 owners (Table 15). These are households that under present circumstances have little hope of upgrading their substandard living accommodations.

Table 16 summarizes different housing needs groups in the City. In Los Angeles, where 33% of the population is under 21, there are more households without children than there are households with children. This fact may be significant in the future planning of housing unit types.

In the City there are also 438,125 persons over the age of 60 (15%) as well as 18,816 persons in a supervised home for the elderly. Another specific household type in the City are the 93,773 persons who are wholly dependent on public transportation.

Farmworker Households in Los Angeles

SCAG estimates that there are 2,956 farmworker headed households in the City. Of these, 2,660 are eligible for housing assistance because they have incomes less than 80% of the regional median. Of these, 1,626 households have between 50-80% of the median income and 1,035 have incomes 50% or less of the median.

Female Headed Households in Los Angeles

According to the 1980 Census there are 142,456 households in the City with no husband present. Of these female-headed households 41,949 live at or below the poverty level.

TABLE 16
SPECIFIC HOUSEHOLD TYPES OF SPECIAL NEED GROUPS

	Total Households	Households W/Children	Households WO/Children	Persons Age 60+	Home for Aged Residents	Public Transpt. Dependent
Central	546,282	169,752	376,530	222,640	10,118	57,205
SFV	383,038	126,048	256,990	137,474	7,175	24,513
Western	154,922	31,803	123,119	58,758	1,401	7,830
Harbor	53,027	20,629	32,398	19,253	122	4,225
City	1,137,269	348,236	789,037	438,125	18,816	93,773

Source: 1980 U.S. Census

3. Population Projection and Housing Need, 1987-2010

a. Population Growth

The Planning Department has projected population growth to the year 2010. In 1979, and again for the 1984 revision, the Planning Department used a Population Projection Model to forecast population growth. This model is an age-sex cohort survival model that aggregates the population into five-year age groups (e.g., those persons aged 5-9 in 1980 were 10-14 in 1985). The population was then adjusted by age-specific survival rates available from the Los Angeles Health Department, as well as by assumed migration rates. The newborn population was derived by applying fertility rates to the appropriate female population. The 1980 Census was used as the base count.

Listed in Table 17 are the population totals for 1980 and five-year forecasts from 1985 to the year 2010, which were derived from the model.

TABLE 17
POPULATION FORECAST STATISTICS

<u>Year</u>	<u>Total Population</u>
1980	2,966,850
1985	3,083,100
1990	3,188,650
1995	3,268,050
2000	3,323,400
2005	3,372,500
2010	3,419,950

Thus, there are three principal parameters used to make population forecasts: birth rate, survival rate, and migration. Both the fertility rate and the survival rate, as noted, were obtained from the Los Angeles County Health Department. The survival rate has been relatively constant. The Planning Department has employed the series "E" birth rate, which is replacement population only, at a rate of 2.11 children per child-bearing female. The major unknown is the migration factor, i.e. the net change in the population not caused by natural increase or decrease.

These assumptions have been based on existing population trends throughout the nation. The migration assumption, in particular, is made in light of the current known out-migration for Los Angeles County. This, however, is somewhat offset by heavy recent foreign in-migration into Los Angeles.

b. Forecasted Household Formation

Forecasting population growth, household formation and housing need is ultimately a policy process rooted in statistics. Household formation or household size is traditionally one of the most common methods for translating a population projection into a housing projection. In a review of methodologies of determining household formation for projecting housing need in this revision of the Housing Element, research turned up no sufficiently accurate measure of household formation.

For the City of Los Angeles, the household size has been constantly changing up and down for the past 40 years; Table 18 illustrates these changing values. In a preliminary estimate of household sizes for the City based on updated 1983 Census information, the average size has increased. It stands at roughly 2.59 persons per household. The Southern California Association of Governments is also currently reviewing its household size assumptions.

TABLE 18
CENSUS HOUSEHOLD SIZE, 1940-1980

<u>Year</u>	<u>Persons per Household</u>
1940	2.92
1950	2.82
1960	2.77
1970	2.80
1980	2.55

Recent increases in household size have been frequently attributed to foreign immigration. The California Department of Finance has projected the largest increases in population for the City, higher than the City's own estimate and that of the Southern California Association of Government. All these agencies feel that perhaps the rate of attraction of foreign immigrants to Los Angeles and crowding within the City is playing a larger role than anticipated, particularly in regard to household size.

c. Projected Housing Need and the Undocumented Alien

The Southern California Association of Governments has estimated the projected housing needs of all its jurisdictions for use in their housing elements. Pages 5 and 6 contain SCAG's projections for the City of Los Angeles for the five-year period January 1, 1983, to January 1, 1988. State Housing Element Law, however, establishes housing element update schedules for SCAG jurisdictions through July 1, 1989. Using SCAG methodology, the Planning Department has revised the housing needs projection for the City through July 1, 1989. The revised projection puts the future housing needs of the City on July 1, 1989 at 82,643 units.

The City of Los Angeles Community Development Department has also addressed the housing need problem. Described on page 57 and included in Appendix C, the City's Housing Assistance Plan has set goals for the production of housing through September 30, 1985. The realistic goal of assisting the 38,807 units through various methods, including new construction, rehabilitation and rent subsidies, constitutes the most significant addressing of the housing need problem in the City. That, along with the objectives, policies and programs of the Housing Element are meant to address the housing need for the City.

The size and complexity of both the population tendencies and the Los Angeles housing market make a numerical housing need projection difficult. One of SCAG's functions is to estimate these projections for local jurisdictions and one of the most difficult variables in the projections is that of household size (Table 18). Another important but difficult variable to measure is the impact of the undocumented alien on the housing market. Constituting a significant factor in the housing needs picture of the City, the undocumented alien is nonetheless difficult to factor into any population or housing statistics. An attempt was made in the 1979 Housing Element revision and it is being included in this revision in Appendix E. It is included for informational purposes and to acknowledge the problem. In 1976, the number of illegal immigrants in the City of Los Angeles was estimated to be as high as 400,000 persons.

It is already recognized that Los Angeles has a greater need for low-cost housing than most of its surrounding regional communities because of its large number of lower-income residents occupying older housing stock. Most foreign immigrants fall into this category. Translating that need along with the housing needs of all residents of the City into a number at this time is at best an elusive exercise. The United States Census Bureau regards the 1980 Census count as having counted most of the undocumented aliens in the City. SCAG used these figures as a base in their housing need projections. The City and both of these agencies agree, however, that the count is probably low. When more accurate data is developed on average household size and on the numbers of undocumented aliens in the City, a revision of the projected housing need will be made. In the interim, the City will accept the Southern California Association of Government's estimate and methodology for predicting a July 1, 1989 housing need of 82,643 units.

d. Growth of Employment Opportunities

The City Planning Department prepared an economic projection in 1977 for the years 1980 and 1990 for ten major employment categories: agriculture-forestry-fishing, mining, construction, manufacturing, transportation-communications-utilities, wholesale trade, retail trade, finance-insurance-real estate, services, and government administration. Information for the City and County of Los Angeles was developed through the use of community plan boundary information. The results of the economic projections are included in Table 19. This table indicates a shifting away from employment in goods-producing industries, such as agriculture, mining, construction, and manufacturing, towards service-producing activities, such as services, wholesaling, retailing, and finance. Projections indicate that certain job opportunities will decrease more rapidly within the City than within the County as a whole. Included in this group are retailing, finance, and services. It thus may be inferred that fewer City residents will both live and work in Los Angeles.

In November of 1983 the Southern California Association of Governments published a Draft City Employment Growth Forecast. Between 1980 and 2000, they projected an 18% growth in employment for the City of Los Angeles. Their year 2000 employment total is 2,057,149 persons.

Employment for the City and the region appears strong and continues to be so. The housing ramifications of continued growth in Los Angeles lie more with the cost than with availability of workers. The traditional relationship between jobs and housing is reversed in that without affordable housing the full employment levels may not be realized. Companies are reluctant to locate or expand in a place where their employees cannot afford to live. Attempts to project housing need numbers in this kind of climate are difficult. Yet the employment opportunities continue to grow in a housing market that can shelter the growth of more persons, but not at a price they can afford.

e. Site Planning for Housing

- 1) Standards for evaluating the suitability of individual sites for market-rate housing are enumerated in the Program Section of this document. Density standards are defined in the glossary section.
- 2) City land use controls, including Concept, Los Angeles; Citywide, Community, and District Plans; and the City's Zoning Ordinance, are discussed in several places in this document. These land use controls are intended to be compatible with the provision of a range of housing opportunity and choice suitable to the needs of all economic segments of the community. Each community plan includes a range of housing types and zoning consistent with the "Centers" concept, which identifies high-density areas of development and lower density residential areas. Community plans incorporate a limited "average" figure for population capacity to permit flexibility of land uses. At present, residentially zoned sites exist for an excess of over three million residents beyond current population. An ongoing rollback program will reduce this excess, but a density reserve of approximately 20% beyond the 2000 population will be maintained.

- 3) The City's infrastructure for residential development needs to be closely examined. Although the transportation and circulation systems (highways and freeways), water systems (drainage and wastewater), energy management (electrical), public schools, open space and libraries have been identified in various adopted Citywide plans, the adequacy of the existing systems for current and future residential development is questionable in parts of the City.

Examples of easily apparent inadequacies include roads and sewer development in the City's many hillside residential neighborhoods, the incomplete storm drain system in the San Fernando Valley, transportation and traffic congestion in intensely developed areas such as Westwood and Downtown, and public schools and open space in many of the City's older Central City neighborhoods such as South Central and Southeast Los Angeles.

Housing site planning needs to be balanced with the adequate provision of transportation, water and power, drainage, liquid, and solid waste disposal systems. The maintenance of existing systems must also be assured. While the current financing mechanism may be sufficient, future maintenance provisions are not guaranteed. At the very least, before any large scale housing projects are sited, the adequacy of the infrastructure facilities to accommodate that housing should be examined very carefully.

C. CONSTRAINTS

A substantial housing gap exists in the City of Los Angeles. Significant, coordinated corrective action must continue by both the public and private sectors if housing problems are to be addressed effectively. However, any ameliorative efforts must be preceded by a critical evaluation of existing constraints imposed by the local economy and government agencies. Certain obstacles which bear directly on housing supply and demand are analyzed in the following section. These constraints vary in importance and complexity under changing social and economic circumstances.

1. Market Constraints

a. Production Problems

Economic conditions will tend to hinder progress toward the goal of adequately housing the population. Real estate costs, both for buildable land and convertible or refurbishable buildings, have risen rapidly, in part because of the rapidly diminishing supply of buildable land in the Los Angeles metropolitan area and the City of Los Angeles. Factors of a national or even international scope, including 10 years of rapid inflation, influence the costs of labor, materials, and financing. In general, increases in these costs have outstripped increases in real household income, thereby causing the housing gap to widen.

The increased costs of land, financing, labor and materials have risen, causing the cost of housing in Los Angeles to rise. In the late 70's and early 80's extensive real estate speculation and high interest mortgage loans contributed to the increase of housing prices. In the past the Los Angeles market was able to produce housing units that reached broader income levels, particularly for middle-income, owner-occupied housing.

The advent of two income families have offset this somewhat, but new construction in the City has otherwise been severely affected by higher interest rates and increased costs of land.

Another factor in the increased cost of housing has been the demand by loan companies and the buying public for housing that contains more amenities. Features such as built-ins, a second bathroom, carpets, etc., once almost luxury items, are now almost required before a bank will loan money or a customer will buy a house.

Refurbished construction produces lower priced housing units, except for condominium conversions (which have not been a major factor in the Los Angeles housing market). Rent control may be an important influencing factor in the lack of refurbishing buildings for housing.

Delayed government processing time is another factor frequently cited as raising the cost of housing in Los Angeles, but it is an issue that is being directly addressed. Scheduled to open in late Spring of 1984 is the City's Construction Services Counter. Designed and built to facilitate and streamline construction processing in the entire City, the counter will consolidate the various City departments and units necessary to approve a construction project. New administrative positions are also being created for the counter that will provide expeditious personnel for construction projects.

A recent survey of California jurisdictions published in the fall of 1983 edition of Western City found that despite the widely varying requirements for development in jurisdictions of similar regions, home prices tended to be the same in each region. Home prices tend to vary from region to region based on land and labor costs. Differing amounts of government regulation within each region did not tend to affect home prices.

1) Land for Future Housing

The City of Los Angeles encompasses an area of approximately 464.7 square miles or 297,400 acres. There are approximately 700,000 ownership parcels in the City. Of these 700,000 parcels, all are suitable for residential development with the exception of industrial-zoned areas. Industrial uses comprise only 9.2 percent or 27,380 acres, indicating that more than 90 percent of City land area permits residential use. The County of Los Angeles Assessor's office maintains a quarterly updated computer tape of those parcels. The City of Los Angeles purchases a portion of this tape and adds information to it. The City's system for recording land ownership parcels is the Land Use Planning and Management System (LUPAMS).

As a tool for providing an inventory of developable residential parcels of land it has some drawbacks. It can be called up by assessed value, zoning, parcel size, or even a land use coding designation of "V" for vacant. However, the development suitability of each parcel cannot be automatically assumed. The City will soon provide LUPAMS on-line which will make such an inventory feasible to correct and maintain as it is used.

2) Financing and Land Costs

Aside from the cost and general scarcity of vacant land, builders are confronted by other obstacles related to economic conditions. In general, financing has become costlier and more difficult to arrange. The cost of construction reflects increased competition from other sectors of the economy, which offer even greater returns to lending institutions.

The relative shortage of capital has compelled builders to acquire greater expertise in coordinating financing from among several sources. This has become particularly true given the large scale of building projects being undertaken in recent years. Final project financing for major construction and rehabilitation projects requires the expenditure of seed money by builders, which involves an additional financing problem. Seed money is usually expended for start-up fees associated with land options, architectural and engineering consultation, building permits, and insurance.

Research into the effects of land costs on the production of housing led to no conclusions. Land costs in the City vary widely and do not specifically determine if a project will get built. Location and rental/sales market potential of each project are more important in Los Angeles than the availability of inexpensive land. Expensive land, as well as inexpensive land, gets developed. However, affordable housing generally is not being built because of Los Angeles' land prices.

The cost of financing appeared to have more impact on the production of housing. In general, financing has become costlier and more difficult to arrange although this is not true for Los Angeles. Take-out mortgages averaged between 13.33% and 14.75%. Lenders feel these rates are regional and statewide and not an exclusive restraint on housing production for Los Angeles.

While some relatively restrictive new mortgage instruments are currently available, more flexible innovative types of mortgages are needed to enable the purchase of homes by that segment of the home-buying public that cannot qualify for traditional financing. One such program, referred to variously as equity sharing, appreciation participation, equity participation, or "quiet" second-mortgaging, gives the lender a lower stream of income in exchange for a portion of the profits when the home is sold or refinanced. The borrower would benefit from reduced mortgage payments over the life of the loan. This type of financing provides a second mortgage loan for a substantial portion of the home purchase price to attract new and/or first-time buyers. At the time of resale, the original owner/lender shares in the appreciation of the house, either in direct proportion to their original share of the cost or through payback of accumulated contingent interest.

3) Construction Technology

In contrast to the cost of land and capital, construction costs have been declining relative to the total cost of housing production. Increased labor productivity and adoption of standardized designs, economies of scale, and inexpensive materials have contributed to the diminution. Labor and materials represent less than one-half of the cost of a single-family home today, whereas in 1949 these costs contributed more than two-thirds of the total, according to the National Association of Home Builders.

Efforts will be undertaken to resolve the issues of competing needs of builders and regulators. Numerous builders' groups have explored means of economizing on materials and standards, whereas agencies concerned with regulating construction standards have generally been reluctant to relax existing codes to insure the maintenance of reasonable high quality in the housing stock.

4) Materials and Labor

The availability of adequate amounts of reasonably priced building materials continues to plague residential construction and drive up housing costs. The cyclical nature of housing construction often has caused demand to outpace supply. Recent shortages have occurred in cement, insulation, and wood products. The future of products made from petroleum promises to be problematical. However, labor and materials constitute a smaller percentage of the overall selling price of a home than previously.

The Southern California area has an abundant and well-trained labor force, which can be relied upon to provide the required skills as long as a growing demand continues.

The long-term employment picture for construction workers is changing within Los Angeles; fewer future jobs can be expected to be available if construction trends continue their gradual decline within the City.

b. Availability of Housing Units

The housing market traditionally has fallen short of the demand placed upon it by low- and moderate-income households. It has been assumed that compensation for some of the shortfall occurred through a "filtering" process, by which dwellings are passed on to progressively lower income groups. Extreme examples of filtering are found in hundreds of stately Victorian-era houses, which formerly were occupied by single families of considerable means and which now are inhabited by numerous households of very-low income.

There is considerable evidence that the filtering concept is no longer as valid in Los Angeles as it once might have been. The cost of all forms of housing, and particularly single-family housing, has risen so dramatically in the past decade that households of moderate- and medium-income increasingly are purchasing houses that might not have been considered previously. This is particularly true for households making initial home purchases. The ripple effects of this trend narrow

housing opportunity for those of lower income. This exacerbates pre-existing problems of employment opportunity, transportation problems, and racial and ethnic discrimination. Additionally, the long-term effects of Proposition 13 on the frequency with which households "trade-up" remain to be seen.

2. Constraints Imposed by Government

a. Development Regulations

1) EIR and Other Environmental Considerations

Local efforts have been undertaken to simplify municipal EIR requirements in a legally prudent manner. The City acts in several ways to minimize interruption of the development process incidental to satisfying environmental review procedures. Following environmental assessment, the City selectively requires EIR's only when justified. The 1983 average is only 5% of all cases submitted. Where possible, "focused" EIR's are utilized, which require minimal data. Conditional negative declarations are utilized to overcome specific environmental constraints, thereby satisfying environmental considerations while avoiding unnecessary and time-consuming EIR's. The average EIR processing time is 5-12 months with legal requirements dictating much of this time frame. Currently, efforts are underway to speed up environmental review by increasing staff and by expanding some general exemption categories. (See Figure 7)

2) Zoning and Other Land Use Controls

The City has an ongoing program of zoning adjustments designed to bring the zoning ordinance into conformity with the General Plan. This has been accomplished by zone changes accompanying adoption of various Community Plans. (See Figure 6) There is also an on-going program of Zoning Consistency, Plan Amendments and Plan Revisions, as well the establishment of specific plan areas in the City where the zoning of land affecting residential developments may come into question. This affects the speculative residential value of a property until the zoning questions are firmly settled.

The overall community plans have all been adopted by Council and have been designed with an excess capacity of 15% for residential development. Each community plan accommodates a range of housing types by ensuring a broad mixture of residential plan uses within each community. The City is committed to a program of zoning adjustments to bring zoning into conformity with adopted community plans.

3) Case Processing Fees

The City has recently undergone a revision of its fee schedule. Under a Mayor's Executive Direction, fees were increased to reflect the costs of a new Construction Services Industry Counter and to reflect the actual costs of staff time required for processing various applications and permits. A list of selected fees appear in Table 20.

RELATIONSHIP OF CITY PROCEDURES WHICH AFFECT BUILDING DEVELOPMENT

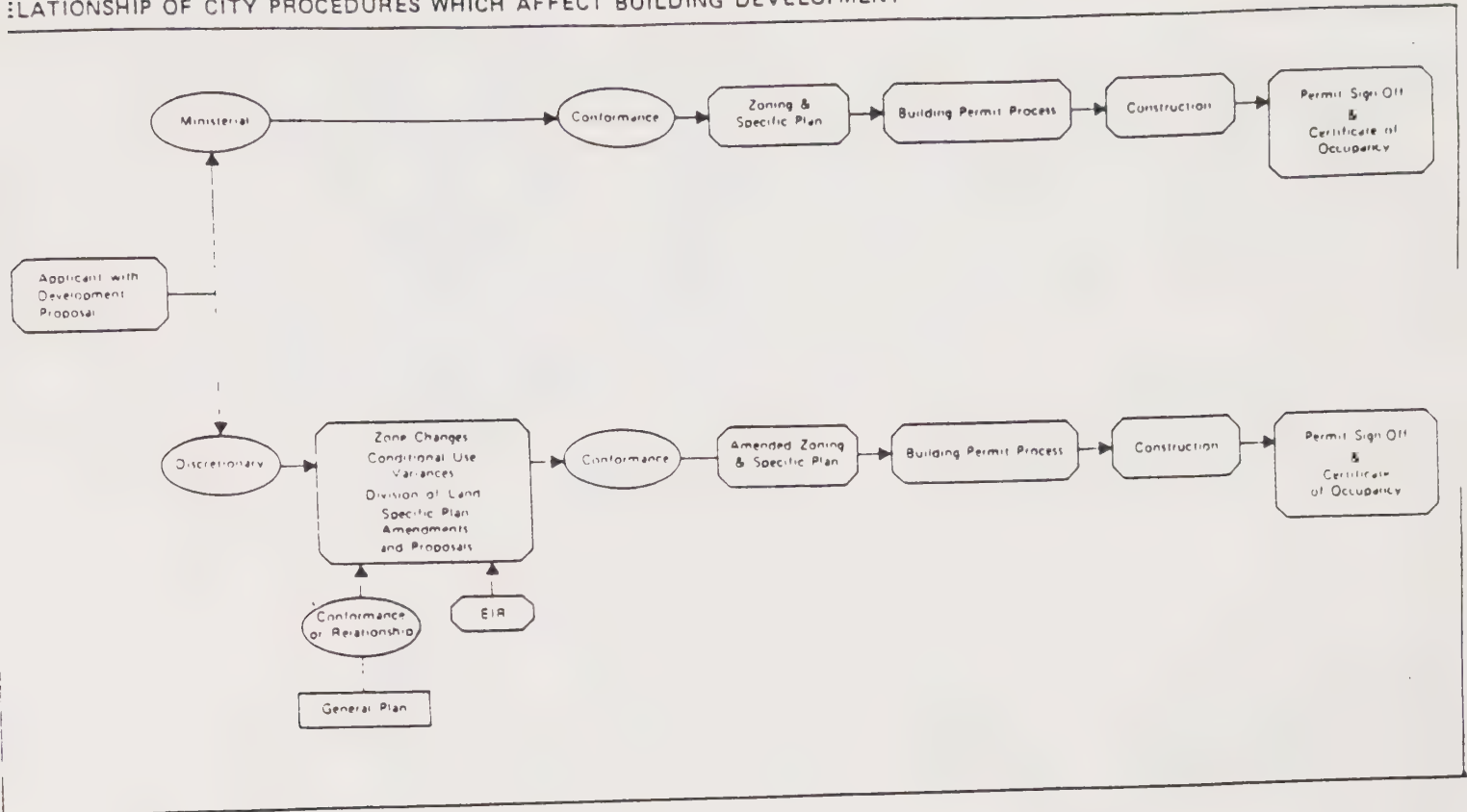


Figure 6

ZONE CHANGES AND CONDITIONAL USE CITY PLANNING COMMISSION (CPC)

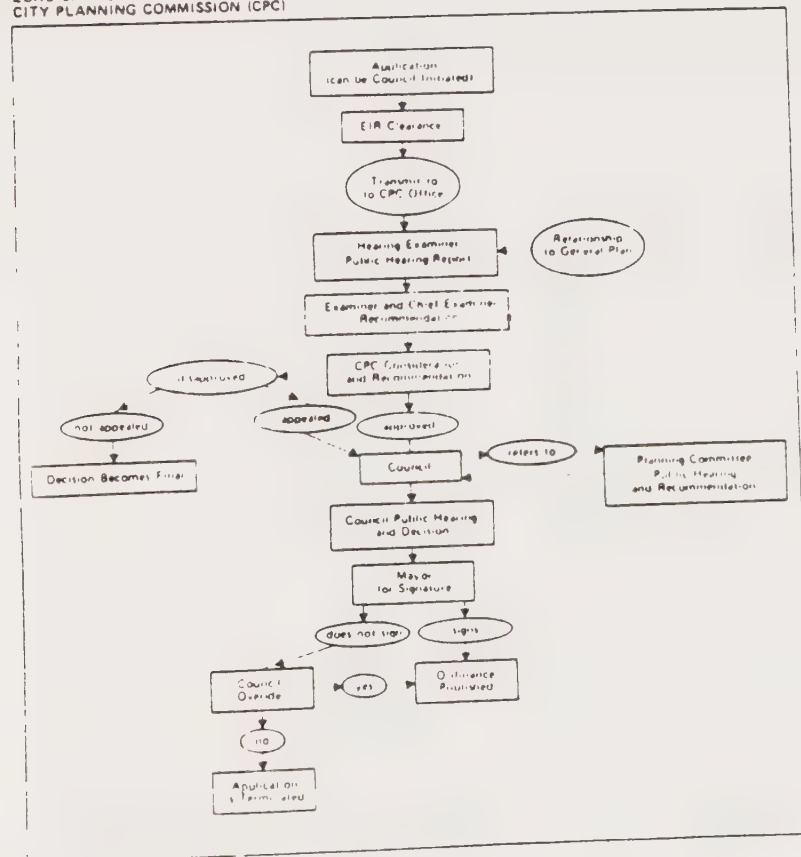
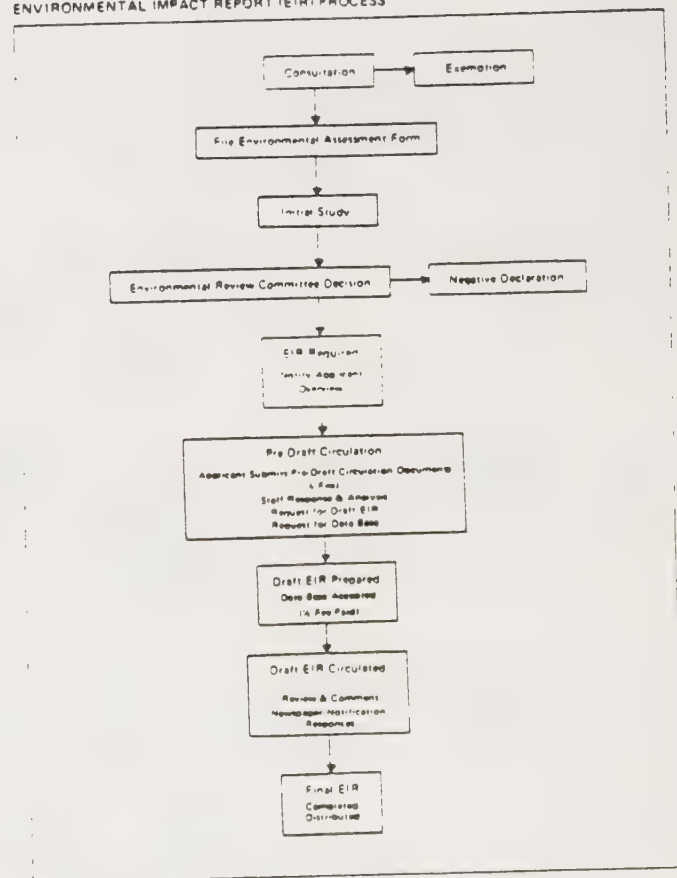


Figure 7

ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS



CITY OF LOS - ANGELES SELECTED FEE SCHEDULE

Department of Building and Safety Plan Check,
Building Permit, and Plan Maintenance Fees

<u>Valuation</u>	<u>P. C.</u>	<u>FEES PERMIT</u>	<u>P. M.</u>
\$ 1,000	17.00	20.00	6.00
5,000	37.40	44.00	6.00
10,000	62.90	74.00	6.00
25,000	133.02	156.50	6.00
100,000	385.90	454.00	9.08
250,000	704.65	829.00	16.58
500,000	1,235.90	1,454.00	20.08
1,000,000	2,213.40	2,604.00	52.08

LOS ANGELES CITY PLANNING DEPARTMENT
SELECTED FEES

<u>TYPE OF APPLICATION</u>	<u>FEE</u>	<u>2% SURCHARGE</u>	<u>TOTAL</u>
Conditional Use	\$1,500	\$30.00	\$1,800
Zone Change			
Single Family	\$1,035	\$20.00	\$1,055
Multiple	\$1,035	\$20.00	\$1,055
			(Plus \$50 per unit no to exceed \$2,500 plus 0.S.S.)
Area & Height Variance Single Family	\$600	\$12.00	\$612
Area & Height Variance Multiple Density	\$970	\$19.00	\$989
			(Plus \$525 plus \$10 0.S.S. for each addi- tional block)
Area & Height Variance in addition to or use variance	\$115	\$2.00	\$117
Environmental Exemption	\$40.00	\$1.00	\$41.00
Environmental Assessment	\$600	\$12.00	\$612.00

The Department of Building and Safety's Plan Check, Building Permit and Plan Maintenance fees are based on the proposed project's cost valuation. A sample of these fees is also contained in Table 20. A recent survey by the Construction Industry Research Board compares planning, engineering and building related fees charged to a theoretical new development in selected Southern California jurisdictions. The City of Los Angeles generally had higher fees than the average of the jurisdictions surveyed although the survey's purpose was much broader in scope.

4) Building Permits

The City's construction permit process is protracted and is in the process of streamlining. It is anticipated that creation of the construction industry service counter will facilitate processing. (See Figure 5.)

5) Dedications and Improvements

The City requires basic on-site and off-site dedications and easements. These requirements are felt to be reasonable and appropriate to require of new development. In addition, the City's Quimby Ordinance requires dedication of land for park space or provision of cash in lieu of land. The possibility of requiring land dedication for low-cost housing is currently being investigated and is proposed in the program section of this document. The use of fee exactions (of commercial/industrial developers) is another approach now under study.

6) Building Codes

Changes in the City's Building Codes that which facilitate housing construction are proposed in the program section of this document.

b. Condominium Conversions

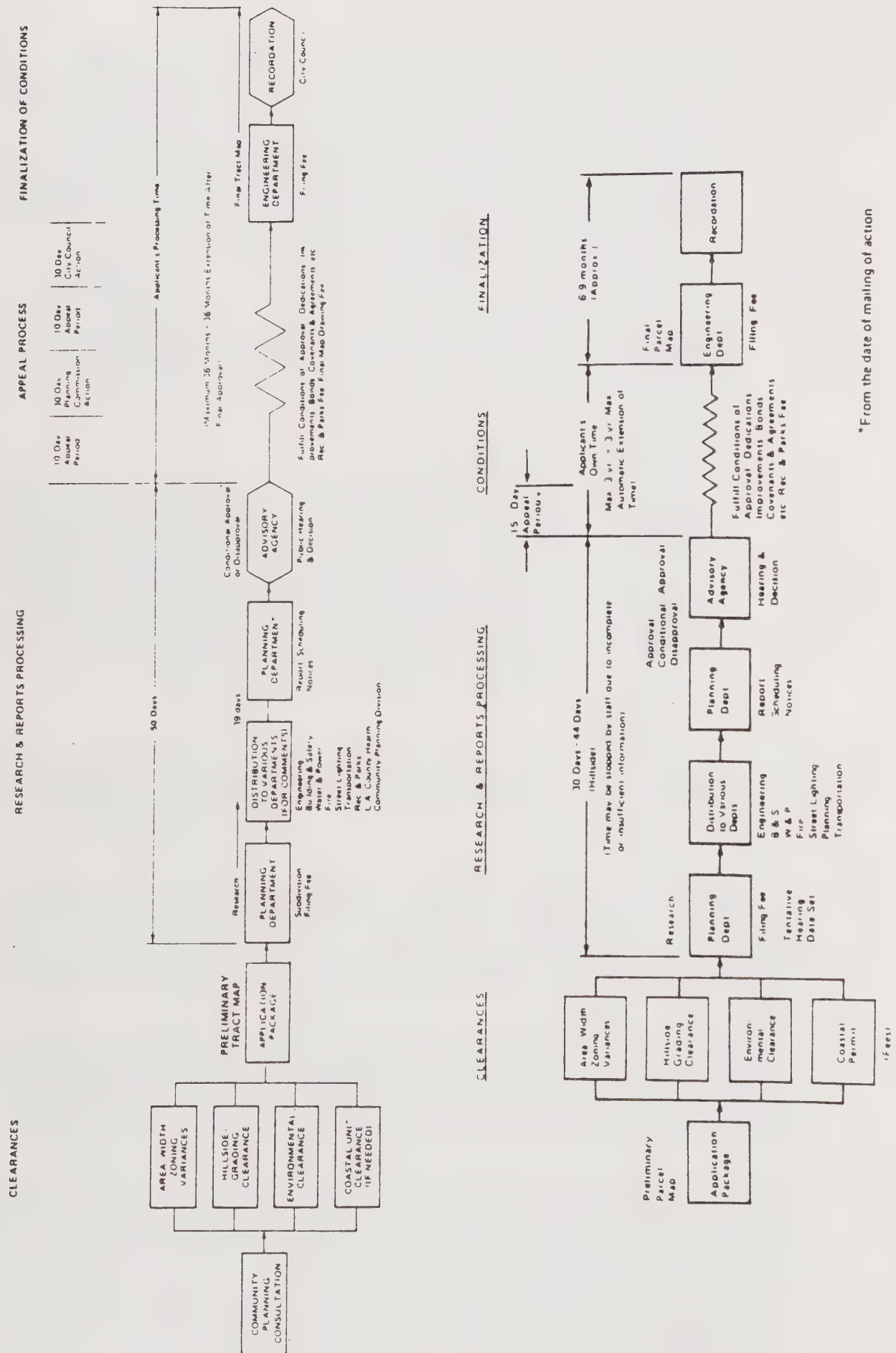
One result of the rising costs of housing has been the increase in the number of condominium projects, including both new developments and conversions of existing apartments. All such projects are subject to subdivision approval by the City, with conditions of approval are designed to promote livability and safety built into new projects. (See Figure 8.)

Renters are given exclusive right of purchase upon conversion, but relocation is often a hardship for tenants who do not purchase their units, especially for the elderly, the handicapped or disabled, families with minor children, and low- and moderate-income households. The Ordinance requires that they be given additional time to relocate.

Lack of comparable rental units is a problem wherever vacancy rates are below 5% as they now are in three of the four major sub-regions of Los Angeles. Condominium conversions reduce the supply of rental housing, tending to drive up rents, unless the loss is offset by new construction.

The condition of existing buildings is investigated before final map recordation. Some renovation is usually done at the time of conversion. For recently constructed buildings, renovation may be limited to

SUBDIVISION MAP PROCEDURE



painting. Building inspection reports may be required to indicate the condition and remaining useful life of the roof, foundation, plumbing, and mechanical and structural systems; deficiencies are required to be brought up to code. Inadequate noise insulation between existing units is a particularly difficult problem to correct.

Parking for conversion of apartments built with less parking than is now required may be a problem. Requirements for each conversion are determined on an individual basis, and the number of spaces are brought up to code wherever possible. Studies in other jurisdictions indicate that automobile ownership by condominium owners is slightly higher than by renters. In Los Angeles most of the conversions have been in the San Fernando Valley and West Los Angeles. As these areas are not adequately served by mass transit, every effort is made to obtain at least two parking spaces per unit.

The monthly cost of owning a converted unit is usually substantially higher than renting, as a result of property improvements, interim financing, legal and engineering fees, marketing, profits to the converter, unit financing charges, and association dues for maintenance and management. Assessed valuation also rises, which increases property taxes. These costs make it impossible for low-income persons and many elderly to purchase. Continued inflation and long-term ownership benefits, such as tax deductions, equity build-up, and appreciation in property value, tend to offset short-term costs. Condominiums provide a hedge against inflation and their minimal maintenance responsibilities make them attractive to one-person or two-career households, older households, and others, but at lower cost than new construction. In addition, builders are given incentives to construct more apartment units for those unable to purchase condominiums.

From the City's point of view, condominium conversions increase assessed values and property taxes. They extend the useful life of deteriorating rental projects. Condominiums do not, however, contribute to the supply of low- and moderate-income housing. Conversions may, in fact, impinge severely on available rental housing, thereby exacerbating the rental housing supply.

c. Rent Control

Rapidly increasing property values and an extremely low vacancy rate have combined to increase the cost of rental housing. A temporary rent stabilization measure has been enacted by the City Council. The long-term solution lies with expanded housing production to alleviate the conditions that necessitated rent control.

The effect of rent control on apartment rehabilitation and construction is not yet clear. Rent control may have a negative effect on housing maintenance, as owners may be reluctant to fix-up properties because of difficulties in recovering improvement costs from renters. Rent control may also be discouraging the construction of new apartments. As a

regulatory device which controls the financial return on an investment property, it is sometimes perceived as a negative factor in the decision to construct apartments on a piece of land.

A recent Environmental Impact Report on the City's rent control ordinance determined that the stricter the rent control measure the greater the negative impact on a city's housing stock. At present there is a Council task force at work studying the price index under which apartment rents can rise. Under any circumstances, rent control is one of the most significant governmental influences on housing units in the City.

d. Seismic Safety

Regulations requiring strengthening or demolition of unreinforced masonry buildings could have a potentially severe impact on the City's supply of housing. Over 31,000 apartment units and 17,000 hotel and rooming house units do not meet the City's current Building Code. The potential impacts of these regulations are being investigated by the Building and Safety Department; alternative solutions will be evaluated to correct this problem.

II. CITY ACTIONS TO PRESERVE HOUSING AND AFFORDABILITY

olicies discussed below are those with the primary responsibility to preserve and enhance its affordability in Los Angeles. The activities of these are described in this section and in Chapter IV, the program section of ment.

COMMUNITY REDEVELOPMENT AGENCY (CRA)

duction of new and rehabilitated housing, especially for residents with low erate incomes, is one of the major objectives of the Community pment Agency.

W Housing Development

e Agency is empowered to construct housing directly, as a developer, or to re indirect financial and other assistance to private and public developers - the production of housing.

st of the Agency's housing production work takes the form of assistance to her developers who cooperate with the Agency for the achievement of its using goals. The Agency also has exercised its direct housing development wners in the Watts Redevelopment Project area, for the production of ngle-family ownership units, and in the Skid Row area of the Central usiness District Redevelopment Project, for the construction of rental nits for Skid Row residents who are not chemically dependent.

y establishing its housing goals for new-unit production, as a member of the ity's Housing Production Task Force, the Agency directs its attention to ree objectives: (1) the development of housing inside those redevelopment roject areas for which residential land uses have been planned (the Agency s developing new units in 14 of its 16 active redevelopment project areas); (2) the development of new units in defined neighborhood revitalization areas hich are not full-scale redevelopment areas and in which residential ehabilitation is the principal activity; and (3) the development of housing ouside redevelopment and revitalization project areas for purposes specified n state law and within limitations imposed by that law.

To achieve its new-unit construction goals, the Agency uses several financing ethods, including the direct allocation of funds, short-term and long-term loans, and the issuance of mortgage revenue bonds and other instruments of revenue-backed indebtedness. Since the Agency began its new-unit housing production work in the late 1960's, 10,023 CRA-assisted housing units had een completed or were under construction by January 1, 1984, of which 6,516 or 65 percent, are for residents with low or moderate incomes. In addition, 846 CRA-assisted single-room-occupancy or congregate facilities (not full housing units) had been completed or were under construction by January 1, 1984, all of which are low-income residences.

In summary, the number of new units, single-room-occupancy and congregate facilities completed or under construction in this period totaled 10,869, of which 7,362 or 68 percent are for residents with low or moderate incomes. The following table summarizes the CRA's record of new housing-unit development. The numbers in parentheses indicate units for residents with low or moderate incomes. The acronym "SRO" means single-room-occupancy facilities.

TABLE 21
New Community Redevelopment Agency Assisted
Housing Production, January 1, 1984

CRA-ASSISTED HOUSING PRODUCTION: 1968 to January 1, 1984

PROJECT	UNITS	COMPLETED	%L/W	UNITS	UNDER CONSTRUCTION	%L/W
Adams/Normandie	22	(22)	100%	4	(4)	100%
Beacon Street	293	(293)	100%	-	-	-
Boyle Heights I	-	-	-	24	(24)	100%
Bunker Hill	2,083	(1,093)	52%	489	(74)	15%
Central Business District	634	(464)	73%	255	(153)	60%
Chinatown	-	-	-	270	(270)	100%
Hoover	1,169	(827)	71%	-	-	-
Little Tokyo	401	(401)	100%	167	(38)	23%
Monterey Hills	1,198	(112)	9%	81	(12)	15%
Normandie/5	176	(132)	75%	111	(111)	100%
North Hollywood	-	-	-	256	(256)	100%
Arco Union I	307	(307)	100%	186	(186)	100%
Arco Union II	37	(37)	100%	22	(22)	100%
Rodeo/La Cienega	39	(14)	14%	83	(8)	10%
Temple/Beaudry	-	-	-	4	(4)	100%
Watts	458	(458)	100%	-	-	-
CRA AREA TOTALS	6,877	(4,160)	60%	1,952	(1,162)	60%
Outside CRA Areas	1,123	(1,123)	100%	71	(71)	100%
TOTAL HOUSING UNITS	8,000	(5,283)	66%	2,023	(1,233)	61%
Congregate facilities	766	(766)	100%	80	(80)	100%
COMBINED TOTALS	8,766	(6,049)	69%	2,103	(1,313)	62%

TABLE 21
New Community Redevelopment Agency Assisted
Housing Production, January 1, 1984

CRA-ASSISTED HOUSING PRODUCTION: 1968 to January 1, 1984				
PROJECT	UNITS	UNDER NEGOTIATION	%L/W	TOTAL
Adams/Normandie	155	(155)	100%	181
Beacon Street	-	-	-	293
Boyle Heights I	-	-	-	24
Bunker Hill	1,307	-	-	3,879
Central Business District	200	(30)	15%	1,089
Chinatown	-	-	-	270
Hoover	81	(81)	100%	1,250
Little Tokyo	-	-	-	568
Monterey Hills	480	(160)	33%	1,759
Normandie/5	56	-	-	343
North Hollywood	524	(69)	13%	780
Arco Union I	-	-	-	493
Arco Union II	-	-	-	59
Rodeo/La Cienega	140	(26)	19%	322
Temple/Beaudry	44	(44)	100%	48
Watts	114	(114)	100%	572
CRA AREA TOTALS	3,101	(679)	22%	11,930
Outside CRA Areas	603	(603)	100%	1,797
TOTAL HOUSING UNITS	3,704	(1,282)	35%	13,727
Congregate Facilities	551	(551)	100%	1,397
COMBINED TOTALS	4,255	(1,833)	43%	15,124
				(9,195)

2. Residential Rehabilitation

The agency conducts residential rehabilitation activities in several of its redevelopment project areas and in several areas known as neighborhood revitalization areas, where full-scale redevelopment operations are not carried out, but where the principal means of urban improvement is residential rehabilitation.

The Agency began its residential rehabilitation work in redevelopment project areas in 1969. In 1975 the Agency designed a new City program, the Neighborhood Conservation Program, which established residential rehabilitation activities in defined neighborhoods outside redevelopment project areas. Operations under this program were initiated by the Agency in six neighborhoods in 1976. In 1978 this fully operational conservation program was transferred to the City Department of Community Development for continued operations, while the Agency proceeded with its residential rehabilitation work in its assigned redevelopment and revitalization areas.

Table 22 summarizes the status of Agency residential rehabilitation operations through January 1, 1984.

TABLE 22
STATUS OF RESIDENTIAL REHABILITATION
COMMUNITY REDEVELOPMENT AGENCY
January 1, 1984

Project	Units Completed	Units Under Rehab. Construction	Total Units Completed & Under Rehab. Construction
Adams/Normandie	494	44	538
Normandie/5	721	-	721
Boyle Heights 1	299	25	324
Boyle Heights 2	69	11	80
Central Business District	230	-	230
Chinatown	117	15	132
Hoover	9	42	51
Lincoln Heights 1	215	29	244
North Hollywood	392	30	422
Pico Union I	469	16	485
Pico Union II	897	6	903
Temple Beaudry	162	33	195
Outside CRA areas	<u>1</u>	<u>1</u>	<u>2</u>
Subtotal	4,075	252	4,327
Neighborhood Conservation Program (transferred to City)	<u>762</u>	<u>-</u>	<u>762</u>
TOTALS	4,837	252	5,089

B. COMMUNITY DEVELOPMENT DEPARTMENT (CDD)

The Community Development Department participates in Federal, State, and locally financed housing and socio-economic assistance programs. The primary functions are to coordinate and assimilate the information of various City Departments and other agencies for the Housing and Community Development (HCD) Program; to initiate and maintain the Citizen Advisory Committees in each project area in which a Housing and Urban Development (HUD) assisted program is in process; and to propose and monitor housing programs and all related community development activities, including recreation, as well as social, economic, and environmental activities. Responsibility for the preparation of the Housing and Community Development (HCD) grant application and the Housing Assistance Plan (HAP) reside with the Community Development Department.

1. Housing Division

The Housing Division has the responsibility for the initiation, administration, and operation of certain housing programs for the City and provides information for development of the City's Housing and Community Development Application. Based on studies supplied by various City agencies, the Housing Division develops housing program packages to meet identified needs. The housing programs become part of the City's Housing Assistance Plan required each year under the HCD application. The Housing Division also recommends funding and implementation packages for these programs.

This Division also currently operates the HOME, MORE, Housing Production, CARE, and Hollywood Neighborhood Strategy Area programs, and subcontracts Development Projects, the Handyman Program, and Housing Services. In addition, the Housing Division carries out the review of all federally- or State-assisted housing developments in the City. This review, as outlined in the Housing Assistance Plan, encompasses criteria on site characteristics, neighborhood environment, and accessibility to vital services. In 1978, 111 reviews were completed by the Housing Division. Table 23 summarizes the status of CDD residential rehabilitation operations through April 30, 1985.

2. Community Analysis and Planning Division (CAP)

The Community Analysis and Planning Division (CAP) is responsible for the identification and monitoring of those physical, economic, and social forces that contribute to obsolescence and blight in the City. In addition, CAP assists in the analysis of program recommendations by supplying relevant data and developing evaluation methodologies for City programs. CAP also serves as both a staff and implementing agency within the Community Development Department.

C. BUILDING AND SAFETY CODE ENFORCEMENT

The Conservation Bureau of the Department of Building and Safety is an on-going effort to arrest blight and conserve the existing housing stock, eliminating conditions detrimental to the public health and safety. The Bureau

TABLE 23 (Part 1)
STATUS OF RESIDENT REHABILITATION
 COMMUNITY DEVELOPMENT DEPARTMENT

HOME PROGRAM
 April 30, 1985

PROJECT AREA	UNITS COMPLETED	UNITS UNDER REHAB. CONSTRUCTION	TOTAL UNITS COMPLETED & UNDER REHAB. CONSTRUCTION
Boyle Heights	466	22	488
Cypress Park	621	25	646
Echo Park	688	57	745
El Sereno*	163	0	163
Highland Park	1,023	40	1,063
Hollywood*	184	0	184
Leimert*	325	0	325
Chesterfield Square	201	44	245
N. Atwater*	54	0	54
N. Hollywood*	55	0	55
Oakwood*	22	0	22
San Pedro	406	23	429
Sun Valley*	146	0	146
Sylmar	253	9	262
Van Nuys*	169	0	169
Watts	358	35	393
West Adams	525	26	551
TOTALS	5,659	281	5,940

*Projects Areas no longer being served by the HOME Program.

Homeowners Opportunity Maintenance Effort Program (Home)

The major objectives of the HOME Program are home rehabilitation and community renewal. The program was created and is directed by the City of Los Angeles Housing Division, Community Development Department. The HOME Program provides low-interest home improvement loans for homeowners in low- and moderate-income areas to complete needed renovations they may not otherwise be able to afford. Each program area has a city-operated field office located in the program area served. Loan funds are typically used for plumbing systems; painting repairing or installing new roofs; access for handicapped uses; and such other items needed to bring homes in compliance with current building codes and energy conservation standards. The program provides approximately 1,000 loans per year to residents in targeted communities.

In addition to providing funds for rehabilitation, the HOME Program has also expended more than \$1 million for public improvements. These improvements have included the planting of street trees, sidewalk repair of curbs and gutters, and the installation of handicap ramps and street lighting.

TABLE 23 (Part II)

STATUS OF RESIDENT REHABILITATIONCOMMUNITY DEVELOPMENT DEPARTMENT

MORE PROGRAM
April 30, 1985

PROJECT AREA	UNITS COMPLETED	UNITS UNDER REHAB. CONSTRUCTION	TOTAL UNITS COMPLETED & UNDER REHAB. CONSTRUCTION
Hollywood NSA	920	135	1,055
Crenshaw	413	133	546
Westlake	357	261	636
Citywide	<u>238</u>	<u>567</u>	<u>2,513</u>
	—	—	—

Multi-family Rehabilitation Effort Program(MORE)

The major objectives of the More Program are: (1) to rehabilitate existing multi-family rental properties; (2) to minimize rent increases to existing tenants; and (3) to maintain a viable economic interest, to the property owner, after rehabilitation. The Program is funded by the Community Development Block Grant provided by the U.S. Department of Housing and Urban Development (HUD), and operates within specially designated program areas. Each program area has a City-operated field office located in the area served.

The first MORE Program Office was the Hollywood Neighborhood Strategy Area (NSA), opened in May, 1979 followed by Offices in Crenshaw, Westlake and Venice. As inquiries and demands for assistance have increased in other communities, the role of the Venice office was expanded and a new Citywide service area was authorized during 1983. The Citywide office services neighborhoods or census tracts having a majority of low-income residents.

TABLE 23 (Part III)

STATUS OF RESIDENT REHABILITATION

CONTRACT AGENCIES
April 30, 1985

PROJECT AREA	UNITS COMPLETED	UNITS UNDER REHAB. CONSTRUCTION	TOTAL UNITS COMPLETED & UNDER REHAB. CONSTRUCTION
Florence/ Avalon	420	3	423
Vermont/ Slauson	195	2	197
Slauson/ Avalon	67	19	86
Kedren Park	311	11	322
TOTALS	993	35	1,028

Contract Housing Rehabilitation Programs

The Contract Housing Rehabilitation Programs are similar to the HOME Program. Like the HOME Program, home rehabilitation and community renewal are the major objectives. However, the programs are operated by community based corporations rather than City of Los Angeles employees.

Eight neighborhoods are served by the Contract Housing Rehabilitation Programs. In four of them (Florence/Avalon, Kedren Park, Slauson/Avalon and Vermont/Slauson), the City provides funds to private agencies for administration, interest subsidies, and direct loans for housing rehabilitation efforts for owner-occupied and rental housing.

In four other neighborhoods, the City offers a new program to complement its existing single-family rehabilitation efforts through the Neighborhood Housing Services (NHS) Program. Planning for NHS rehabilitation programs in the Barton Hill (San Pedro), Boyle Heights, Crenshaw and Vernon/Central neighborhoods was initiated in December, 1982. The City has an agreement with the Neighborhood Reinvestment Corporation, which established the Neighborhood Housing Services of Los Angeles, Inc., for the purpose of coordinating the operations of the program in these four neighborhoods. NHS is unique in that it involves a partnership of residents, business and government working to revitalize residential neighborhoods. Each neighborhood will receive federal funds from the City for a revolving loan fund to help subsidize home improvement loans for low-income homeowners.

receives complaints and investigates to determine if code violations exist. Orders to comply to Code requirements are delivered based upon codes that apply to existing buildings. The Bureau pursues these to completion.

For budget year 82-83 the Department received 10,229 complaints and referrals for residential code violations. Orders to comply to zoning were written for 90 percent of them. In budget year 83-84, 11,252 complaints and referrals were received with a similar 90 percent follow through. A yearly backlog of approximately 1,000 cases not responded to in residential violations is developing.

D. CITY HOUSING AUTHORITY (CHA)

The City Housing Authority has the responsibility to provide decent, safe, and sanitary housing at a rental rate that low-income households can afford. Various residential units are maintained, and a location service for needy households is provided. This agency presently maintains 21 low-rent housing developments in the City with 8,565 rental units. In addition, the City Housing Authority currently provides 538 leased rental units funded through the HUD Section 23 Leased Housing Program, and provides 18,265 rent subsidized units funded through the HUD Section 8 Housing Assistance Payments Program. These rental units are categorized as housing for families and special housing for the elderly and are listed in Table 24.

E. CITY PLANNING DEPARTMENT

The Planning Department serves a staff function to the Mayor and City Council. Housing is influenced at various levels by the Department. At the fundamental level of comprehensive land use planning, the Department prepares the Housing Element as an integral part of the General Plan. This permits housing to be planned in concert with the centers enumerated in the Concept Los Angeles Plan. Various Community and District Plans provide the Land Use Element of the General Plan. The Department is also responsible for development of the City's zoning and subdivision ordinances, which affect the location of new housing units.

Through the comprehensive planning process, the Planning Department defines the needs of the various communities of the City, including analysis and projection of population, housing units, and community facilities and services. The analyses and recommendations are then provided to the Community Development Department, which can use this information to prepare program packages to meet the needs identified. The Planning Department attempts to evaluate the effectiveness of potential new community programs in meeting identified long-range needs. The Department also provides review and evaluation of Housing and Community Development citizen programs for consistency with the General Plan. In the designation of redevelopment survey areas, the Department serves in a joint role with the Community Redevelopment Agency.

F. ENERGY CONSERVATION OPPORTUNITIES

The City of Los Angeles has actively pursued residential energy conservation. Through various methods of conservation efforts the City has begun to take advantage of the benefits of conserving energy. Different departments have responded to needs for residential conservation. The resulting effort will be

TABLE 24

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
SUMMARY INFORMATION SHEET REGARDING LOW-INCOME PUBLIC HOUSING PROGRAMS

	<u>FAMILY UNITS</u>	<u>ELDERLY UNITS</u> (By Age and/or Disability)	<u>TOTAL</u> <u>AUTHORIZED UNITS</u>
<u>I. CONVENTIONAL HOUSING PROGRAM</u>			
A. 21 Sites (Constructed 1941-1955)	6,947 units	1,618 units	8,565 units* (*44 additional units demolished)
<u>ACQUISITION/ DEVELOPMENT COST</u>	\$64,253,207.00	<u>FUNDING SOURCE</u>	Housing Authority Bonds
B. Turnkey Sites	56 units	79 units	135 units
<u>ACQUISITION/ DEVELOPMENT COST</u>	\$8,526,518.87	<u>FUNDING SOURCE</u>	Project Loan Notes
<u>II. SECTION 8 EXISTING</u>			
<u>ACQUISITION/ DEVELOPMENT COST</u>	N/A	8,762 units	17,223 units
		<u>FUNDING SOURCE</u>	Annual Contributions Contract
<u>III. SECTION 8 NEW CONSTRUCTION</u>			
A. HACLA Owned	0 units	655 units	655 units
<u>ACQUISITION/ DEVELOPMENT COST</u>	\$21,369,366.78	<u>FUNDING SOURCE</u>	First Mortgage Revenue Bonds, California Housing Finance Agency
B. Private Owner	290	2,216 units	2,506 units
<u>ACQUISITION/ DEVELOPMENT COST</u>	N/A	<u>FUNDING SOURCE</u>	Annual Contributions Contract
<u>IV. SECTION 8 MODERATE REHABILITATION</u>			
<u>ACQUISITION/ DEVELOPMENT COST</u>	N/A	245 units	528 units
		<u>FUNDING SOURCE</u>	Annual Contributions Contract

TABLE 24

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
SUMMARY INFORMATION SHEET REGARDING LOW-INCOME PUBLIC HOUSING PROGRAMS

		<u>FAMILY UNITS</u>	<u>ELDERLY UNITS</u> (By Age and/or Disability)	<u>TOTAL</u> <u>AUTHORIZED UNITS</u>
V.	<u>SECTION 8</u> <u>AFTERCARE</u>	0	369 units	369 units
	<u>ACQUISITION/</u> <u>DEVELOPMENT COST</u>	N/A	<u>FUNDING</u> <u>SOURCE</u>	State of California, Department of Housing Community Development
VI.	<u>SECTION 8</u> <u>LO MODS</u>	20 units	125 units	145 units
	<u>ACQUISITION/</u> <u>DEVELOPMENT COST</u>	\$2,751,724.85	<u>FUNDING</u> <u>SOURCE</u>	California Housing Finance Agency, Assumption of Loan
VII.	<u>SECTION 23</u> <u>LEASED</u> <u>HOUSING</u>			
	A. Lo Mods	0	296 units	296 units
	<u>ACQUISITION/</u> <u>DEVELOPMENT COST</u>	\$3,725,159.53	<u>FUNDING</u> <u>SOURCE</u>	First Mortgage Revenue Bonds of Corporations
	B. Private Owner Units	156 units	86 units	242 units
	<u>ACQUISITION/</u> <u>DEVELOPMENT COST</u>	N/A	<u>FUNDING</u> <u>SOURCE</u>	Annual Contributions Contract
VIII.	<u>HOMEOWNERSHIP</u>	10 units	0	10 units
	<u>ACQUISITION/</u> <u>DEVELOPMENT COST</u>	N/A	<u>FUNDING</u> <u>SOURCE</u>	Annual Contributions Contract
	<u>GRAND</u> <u>TOTALS:</u>	16,233 units	14,461 units	30,684 units
	<u>ACQUISITION/</u> <u>DEVELOPMENT COST</u>	\$100,625,977.03		

to help adapt and preserve old and new housing stock. Additionally, there has been established specific efforts toward helping the poor and lower-income households of Los Angeles in energy conservation.

1. Solar Access.

An ordinance is being prepared which will facilitate and protect the solar energy access of a property. It allows solar energy equipment to be placed in rear and side yards of certain residential zones and it also allows for the recordation of solar easements to a property. This helps to make it easier to install a solar energy system in a home and to insure that there will be sufficient sunlight reaching it.

There is currently underway a Mayoral Ad-Hoc Task Force assigned to look at other aspects of conserving energy through solar access. The Task Force will review possible City actions that can encourage conservation through improved technical efficiency methods, building and site design regulations, down-sizing active solar systems, exploration of new space heating systems and the combination of different technologies into efficient hybrid systems. All of these factors and more will be researched in order to develop and propose methods of conservation through the use of solar energy.

2. The Energy/LA Action Plan

This plan is a comprehensive community energy management program for the City of Los Angeles. It is an adopted citywide Plan that is meant to reduce the consumption of energy in Los Angeles by 21% of the projected energy consumption in the year 1990. It establishes a set of policies, priorities and programs in energy management for the entire city and seeks to reduce residential energy consumption in 1990 by almost 30 trillion BTU's.

3. Gas Conservation

The Southern California Gas Company is the public utility that supplies Los Angeles with natural gas. In a commitment toward operations savings through conservation, the Southern California Gas Company sponsors nine residential conservation programs. These range from home energy surveys to conservation education to direct cash rebates for homeowners that install gas saving devices.

In addition there is a low-income participation plan for Gas Company customer households that cannot afford to invest in home energy conservation. Rebates are paid to installers who provide free weatherization services to these households. The installers are local community based organizations who in turn are provided job opportunities in the community.

4. Water and Power Conservation

Unlike the Gas Company, the Water and Power Company serving Los Angeles is a municipal department. In its five-year 1981-86 Conservation Plan, the Department of Water and Power outlines four

programs that directly address residential energy conservation and one program that addresses residential water conservation.

The largest conservation program is the Conservation Loan Program. This program seeks to make homes that use electricity as the primary source of energy for space heating, water heating, and air conditioning more efficient through conservation. To date, \$1.9 million has been borrowed by customers for electrical energy conservation.

The Retrofit Kit Distribution Program is the department's effort at residential water conservation. The Department actively promotes and distributes a free water conservation kit that households can use to effect savings. For program years 1981-1986, \$1,085,400 has been budgeted for the kit distribution.

G. HOUSING PRODUCTION TASK FORCE

This is an inter-departmental task force that was formed to advise the City Council's Grants, Housing and Community Development Committee on housing production. The task force members consist of representatives from the Community Redevelopment Agency, Community Development Department, City Administrative Office, Office of the Chief Legislative Analyst and the Housing Authority. Its purpose is to report to the Committee on progress of City housing production programs and on Federal, State and local policy changes that affect housing production and to coordinate housing actions and programs that involve the different City departments.

IV. HOUSING NEEDS AND RECOMMENDATIONS

This Chapter of the Housing Element contains policy recommendations for increasing the supply of housing and improving housing conditions in the City of Los Angeles. It also informs the public of the general direction in which the City proposes to proceed in evaluating public and private development in meeting needs. It is intended that this Element also serve as a guide for action by the City Council in evaluating public and private development with respect to meeting housing needs.

The City has quantified its housing production goals in its Housing Assistance Plan. These goals are different from the housing needs projections in that they represent actual targets to be achieved by various City departments in housing production. The housing needs projections in Section II.B.3 are the actual needs of the City for adequately housing the expected population increases. The following table contains the City's goals for assisting and producing housing for meeting those needs. These goals are revised every three years by the Community Development Department (CDD) in accordance with the federal grant application standards.

TABLE 25

QUANTIFIED HOUSING GOALS OF HOUSING
ASSISTANCE PLAN 10-1-82 THROUGH 9-30-85

<u>Rehabilitated</u>	<u>New Construction</u>	<u>Conserved/ Converted</u>	<u>Home Improvements</u>	<u>Rental Subsidy</u>
11,172	11,523	300	1,812	14,000

A narrative description of the City agencies and their programs used to meet these goals is provided in Appendices A and D.

In addition to meeting overall unit production goals, new housing needs to be affordable to as large a proportion of City residents as possible. New production can generate badly needed "filter down" housing even though personal incomes have not been rising fast enough to match rising housing costs in recent years. Local residents now spend increasing percentages of their incomes on housing. Future census information will be utilized to measure this trend more accurately.

The following objectives, policies, and programs are additional activities that the City intends to implement to carry out the requirements of State law as contained in Government Code Section 65302 and Health and Safety Code Section 41134. Implementation strategies are suggested, which are intended to be consistent with the policy of the City to encourage the development of housing for all economic segments of the City of Los Angeles. The City of Los Angeles intends to utilize federal, State, and local programs to encourage interested private institutions to increase the development of appropriate housing based on the needs of the various population segments. Priorities are suggested so that segments found by the City Council to have the greatest need may have the earliest application of the City's available assistance.

As used herein, the phrase "legislative processes of the City" or similar usage, shall refer to the "Organization and Procedures Manual on Legislative Matters Affecting the City of Los Angeles, as adopted by the City Council," dated August 1, 1962 and amended January 16, 1974, June 27, 1975, December 8, 1975 (Council File Nos. 100300, 73-5620, and 74-4438), and as the same may be amended; and any other relevant actions which the City Council may from time to time take relative to legislative matters.

A. OBSTACLES TO MEETING HOUSING NEEDS

In establishing policies, objectives, and implementation strategies for meeting the housing needs for all economic segments of the community, the City of Los Angeles acknowledges that there will be obstacles in achieving this goal. Briefly, the chief obstacles would include:

1. More favorable tax shelter programs for endeavors other than housing.
2. Limited availability of private capital for rental housing because of No. 1 above.
3. Inadequate income levels of residents seeking housing.
4. Encouragement and strong support for limited types of housing activities by governmental agencies and communities.
5. Insufficiency of City, State, and Federal funds for adequate housing programs.
6. Objections to increased costs by enforcement agencies.
7. Lack of acceptance by the general public.
8. Inadequate cooperation and coordination among City agencies.

The single most significant obstacle to the attainment of the housing recommendations enumerated in this Housing Element is the state of the economy. As economic conditions and circumstances improve, so should the prospects of achieving the objectives of the Housing Element.

Historically, the Federal Housing and Urban Development Department's (HUD) Section 8 Housing Assistance Program has been the most important source of assistance for elderly and low- and moderate-income households requiring subsidies for new or substantially rehabilitated structures. However, Public Law 98-181, the Federal "Housing and Urban-Rural Recovery Act of 1983" was signed into law on November 30, 1983. This Act repealed the authority of the Section 8 New and Substantial Rehabilitation Program (with the exception of the very limited use of the Section 8, with the Section 202 elderly housing program) in effect eliminating the single most important source of low- and moderate-income housing capital financing. Until the time when comparable resources are found to replace Section 8 financing, meeting the City's housing needs will become even more difficult.

The aim of the housing recommendations is not to increase housing costs without a commensurable benefit. Certain programs will increase the cost of housing, but with a gain in energy saving, housing quality, social equity, or other important factors believed to be of equal or greater value.

B. OBJECTIVES, POLICIES, PROGRAMS, AND IMPLEMENTATION STRATEGIES

OBJECTIVE 1

TO ENCOURAGE THE PROVISION OF ADEQUATE HOUSING IN THE CITY, WITH A PARTICULAR EMPHASIS ON RENTAL UNITS, ESPECIALLY FOR THOSE OF LOW AND MODERATE INCOME* AND HOUSEHOLDS HAVING SPECIAL NEEDS INCLUDING THE HOMELESS

POLICIES FOR OBJECTIVE #1

It is proposed to:

1. Assist the private sector and public agencies capable of producing or assisting in producing housing to provide sufficient and adequate housing for City residents, with particular attention to the needs of lower income households, as well as those of the handicapped, the elderly, and households with children.
2. Encourage and aid new residential developments to better meet the specific housing requirements of all segments of the population, including the special needs of the elderly, poor, disabled, disadvantaged, handicapped, and households with children.
3. Assist property owners in upgrading and modifying existing housing.
4. Investigate and promulgate changes in the Municipal Code which could serve to expand housing opportunities.
5. Examine whenever possible the potential housing inventory impacts of zoning and other development standards changes. These impacts should include the identification of sites where development would be particularly beneficial for housing and how much additional housing could be generated.

Program One: Housing Production Program

Administer the City's Housing Production Program.

Implementation Strategy

- a. The Community Development Department's Housing Division will administer the Housing Production Program which provides land writedown subsidies and predevelopment costs to private and nonprofit developers who agree to produce low-cost housing, particularly rental units, affordable to lower income families. The City Council has allocated Block Grant Funding for this program, for which the Housing Division has begun to solicit developer participation. Included in this program are land writedowns and direct construction subsidies to facilitate the building of family and elderly housing units.

* All mention of "income" in this chapter refers to net income.

- b. The City will aggressively support legislation that will revise and expand the Federal government's role in producing assisted housing.
- c. Under the Housing Production Program, \$1,052,017 will be proposed in the tenth year of CDBG funding intended for the construction of low- and moderate-income housing.

Program Two: Affordable Housing Legislation

Support legislation that will assist in providing housing to low- and moderate-income households, as well as to those with special needs.

Implementation Strategy

- a. The Community Development Department and Chief Legislative Analyst will continue to identify and report on sources of Federal and State funds for housing assistance and maintain communication with State and Federal agencies to encourage the continuation and expansion of programs that support the provision of low- and moderate-income housing, consistent with the established legislative procedures of the City.
- b. The City Attorney's Office will assist the Community Development Department and the Chief Legislative Analyst in drafting proposed legislation to enable the City to support and participate in State and Federal housing programs.
- c. Under the Housing Production Program, \$324,758 will be added in the ninth year of funding. An additional \$3,080,000 has been allocated through a jobs bill that includes the construction and support for an additional 440 units.
- d. The Planning Department will assist the City Attorney's Office in drafting legislation to enable viable tenant associations to have first right of refusal to purchase their buildings as limited equity housing cooperatives.
- e. The Planning Department will assist the City Attorney's Office in drafting legislation which will enable the City to sponsor a Tenant Savings Bank and/or revolving loan fund for tenant members of mutual housing associations who plan to purchase shares in co-ops.

Program Three: Promote Special Needs Housing

Promote residential development that will meet the special needs of the disabled, elderly, disadvantaged, handicapped, large families, and other groups identifiable in terms of housing needs.

Implementation Strategy

- a. Various City agencies shall continue to provide data to assist the Community Development Department in preparing the annual City HCD Block Grant Application. The Community Development Department will continue to recommend City housing priorities to the Mayor and City Council.

- b. The HELP Program of the Department of Building and Safety includes funding for a Handicapped Loan Program to eliminate architectural barriers in households that need to correct Code violations.

Program Four: Identify Reusable Land

Identify vacant or potentially reusable land for housing sites throughout the City.

Implementation Strategy

- a. The Community Development Department, in conjunction with other City agencies, shall continue to identify suitable sites for new private and publicly assisted housing, with an emphasis on dispersal of low- and moderate-income residents and special housing needs groups. Among possible sites to be identified would be surplus school sites, other public and institutional properties, and tax-delinquent properties. The evaluation shall measure access to transportation, employment, and service centers. Reports of these activities shall be made to the City Council for appropriate action.
- b. The Community Development Department will conduct an on-going review of the City's LUPAMS and SURPLUS data files to determine the availability of City-owned land which could be leased or sold for a fee to provide sites for affordable housing for low- and moderate-income households.

Program Five: Maintain City Housing Projects

Continue operation and maintenance of City Housing Projects in good condition in accordance with all applicable health and safety codes to the extent that funds are or become available.

Implementation Strategy

- a. The Housing Authority shall continue under its conventional housing program to operate existing projects and continue to operate its Section 23 leased housing program units.
- b. The Housing Authority shall continue maintenance and recommend modernization of its units where appropriate. Whenever possible, existing units will be made accessible to the handicapped.
- c. The Fire and Building and Safety Departments will continue inspections of housing projects and units and issue citations and orders where appropriate to the extent that funds are or become available.
- d. The Housing Authority shall develop programs in cooperation with the private sector to encourage and facilitate the development of viable tenant associations which can convert public housing into leasing and/or ownership cooperatives for low income households.

Program Six: Develop Below-Rate Mortgage Funding

Develop a flow of City mortgage funds at interest rates less than those of the current market.

Implementation Strategy

- a. The Community Development Department shall continue to confer with and encourage private financial institutions to work closely with the State Housing Finance Agency to make subsidies available for low- and moderate-income and special needs housing, consistent with the established legislative procedures of the City.
- b. The City will continue its ongoing efforts to utilize all appropriate means to take advantage of tax-exempt financing for mortgage funds and will work closely with the State Housing Finance Agency and the Department of Housing and Urban Development to combine the reduced mortgage interest rates available through these programs with other subsidies so that low- and moderate-income families can be served. "SB 99", a Municipal Housing Finance Agency, a Municipal Housing Mortgage Insurance Program, a citywide nonprofit corporation, local nonprofit corporations or a Tenant Savings Bank to be used exclusively for development of tenant share loans in mutual housing association projects are some of the options available to the City.

Program Seven: Utilize SCAG Allocation Model

The City will continue to utilize the SCAG "fair share allocation model" as an element in developing priorities for needed subsidized family housing units.

Implementation Strategy

- a. The Community Development Department will annually report to the City Council on the allocation utilized in distributing funding for subsidized housing units. Federally subsidized units will be reviewed to encourage the distribution of existing units on the basis of need, substantial rehabilitation units on the basis of location of units requiring improvement, and new housing units on the basis of a "fair share" plan. The fair share plan considers proximity to employment opportunities, income distribution, and taxes per capita, including both sales tax and assessed valuation. The CDD has used the fair share plan in previous years; however, due to federal funding reductions and new program allocations, this model is not currently being used.
- b. The Planning Department shall, with the approval of the City Council, develop specific plans for identified Centers and community business districts, which will include housing near areas of employment, as defined in the City's Housing Assistance Plan (HAP).
- c. The Community Development Department will urge SCAG to increase regional "outreach" advertising efforts by housing authorities in neighboring jurisdictions in order to expand housing opportunities for City residents and to eliminate residence requirements that limit City residents from qualifying for subsidy programs in adjacent cities, counties, and unincorporated areas of Los Angeles County.
- d. The Community Development Department will support the use of the SCAG "fair share allocation model" in any state mandates on local planning requirements.

Program Eight: Maintain Housing Element

Maintain the Housing Element of the General Plan as required by California Government Code.

Implementation Strategy

The Planning Department, in cooperation with various City agencies and Housing Advisory Council, shall prepare a five-year update of the Housing Element of the General Plan, in accordance with the State guidelines and otherwise at the order of the City Council. The updated Housing Element will be submitted to the General Plan Advisory Board for review and recommendation for appropriate action by the City Council.

Program Nine: Affirmative Action Lending Policy

Encourage financial institutions to demonstrate an affirmative action policy in lending practices.

Implementation Strategy

- a. The Mayor and City Council shall use the lending practices at the institutions as one criterion in making City deposits for any City funds available for discretionary deposit where competitive rates are available. The City shall seek legislative changes to permit the City more flexibility in depositing municipal funds.
- b. The City shall support Federal and State legislation to monitor and bring sanctions against government chartered financial institutions that practice a policy of geographic or racial discrimination in their loan programs.
- c. The City shall encourage changes in Federal and State law to permit greater local authority ("standing") to enforce by civil action against lending institutions that practice discrimination in loan programs.
- d. The City Attorney will investigate the possibility of filing law suits against any financial institution that practices redlining or racial discrimination.

Program Ten: CRA Housing Opportunities Goal

The Community Redevelopment Agency will continue to give priority to the goal of expanding housing opportunities, especially for those of low- and moderate-income in planning and implementing redevelopment projects as permitted by State and Federal law.

Implementation Strategy

- a. The Community Redevelopment Agency will continue to consider housing, especially for low- and moderate-income persons and families, in recommending the creation of additional redevelopment project areas for the City of Los Angeles, as well as in implementing redevelopment plans in its existing project areas.

- b. The Community Redevelopment Agency should continue to issue annual or bi-annual housing construction and housing rehabilitation reports to describe the achievements that has been achieved in redevelopment areas and the portion of which is for low- and moderate-income persons and families.
- c. The Community Redevelopment Agency should continue to work with neighborhood-based nonprofit groups to develop, sponsor, or manage low- and moderate-income housing in the redevelopment project areas with special attention to those projects which can sustain affordability long term at minimal cost to the taxpayer, e.g., limited equity housing cooperatives or mutual housing associations.
- d. The CRA will encourage the development of limited equity housing cooperatives for low to middle income households as replacement housing throughout the City as well as in designated redevelopment areas in accordance with State legislation.

*Program Eleven: Shelter for Homeless Persons

The City recognizes and acknowledges that shelter for homeless persons is a vital housing need that needs to be addressed further. Los Angeles has recently been identified in a Federal Housing and Urban Develop (HUD) report as a leader in numbers of homeless people in the United States and the California State Assembly has also been studying the sheltering and providing for the homeless in California. The City of Los Angeles is also seeking to address and remedy the shelter and housing needs of homeless persons.

Implementation Strategy

- a. The City will put into its legislative policy support language for the lobbying of Federal and state emergency housing relief funds. All potential funding sources should be explored and developed as part of the City's lobbying programs in Sacramento and Washington.
- b. Locally supported funding sources should also be explored along with the designation or creation of a leadership group for the support of shelter for the homeless.
- c. The resources, information and leadership of local city groups and institutions should be involved in the solution for homeless shelter. Existing local efforts and support is crucial for the development of a coordinated and comprehensive solution that best solves the problems of the homeless in Los Angeles.
- d. The City shall encourage and facilitate, wherever practical, the cooperation of nonprofit agencies involved in the provision and management of housing and services for the homeless in an effort to minimize costly duplication of fund raising efforts and encourage housing and services which maximize opportunities for self sufficiency among homeless persons. Carefully designed programs in this area can also serve to mitigate an unmanageable influx of homeless persons to the City.

OBJECTIVE 2

TO ENCOURAGE DESIGN IN HOUSING THAT WILL MINIMIZE ADVERSE ENVIRONMENTAL EFFECTS, ENHANCE PUBLIC SAFETY, ENCOURAGE ENERGY CONSERVATION AND THE USE OF ALTERNATIVE ENERGY SOURCES, INCLUDING SOLAR POWER, AND OPTIMIZE ACCESSIBILITY IN HOUSING UNITS FOR THE HANDICAPPED AND ELDERLY.

POLICIES FOR OBJECTIVE #2

It is proposed to:

1. Encourage the housing industry to suggest changes in the Municipal Code to encourage desirable new concepts of housing design, technological innovations, and industrialization.
2. Encourage energy conservation and the use of alternative energy sources, including solar, in new residential developments.
3. Encourage builders to construct some new residential units in Los Angeles to be accessible to handicapped individuals and be adaptable for conversion to residential use by the handicapped.
4. Encourage development of new senior citizen projects that are reasonably accessible to public transportation and services.
5. Permit new mobile home developments under increased development standards.
6. Encourage builders to incorporate safety design features in new developments.
7. Develop standards for residential construction that can be easily converted for use by handicapped individuals.
8. Enforce the City's Seismic Ordinance which provides for the reduction of earthquake hazards in housing made of unreinforced masonry.
9. Encourage the safe management, control, and development of housing in areas of the City that are located in the flood hazard plain.

Program One: Energy Conservation Ordinances

Develop energy ordinances that require the use of conservation features and designs in new and existing residential developments and in major rehabilitation.

Implementation Strategy

a. Solar Access and Use Ordinance --

- 1) The City Council will pass and the Building and Safety and City Planning Departments will implement the proposed Solar

Access Use Ordinance whereby the recordation of solar easements and the granting of zoning variances for the installation of solar energy systems in side or rear yards is established.

The City will also develop into proposed ordinances recommendations of the Mayoral Ad-Hoc Task Force on Solar Access. The City will endeavor to encourage the conservation of solar energy by means other than guarding solar access. Some of these means include improving the technical efficiency of solar systems, building and site design regulations, down-sizing active solar systems, exploration of alternative space heating systems and the combination of existing, different, or new technologies into efficient hybrid systems.

- 2) The Planning Department, in conjunction with the Mayor's Office and other appropriate City agencies, will complete a Community Energy Management Plan leading to new ordinances that may include the use of energy conserving design features in new residences, such as landscaping, fluorescent lighting, roof overhangs, light-colored roofs, natural ventilation, controls on window area and orientation, glazed windows, natural lighting, maximum use of solar heating and natural cooling, and house orientation on lots. There is a likelihood that additional Building and Safety Engineering and Inspection staffing would be needed for enforcement.
- 3) The Planning Department, in conjunction with the City Energy Coordinator, will evaluate the feasibility of a proposed City ordinance requiring all new residences and existing homes offered for sale to include, for example, storm windows, clock thermometers, water heater blankets, and weather stripping. In addition, existing resale homes would have the same roof insulation standards as for new homes (R-19), and new homes would have solid core doors. City inspection will require extra staff numbering approximately 110. A nominal City fee may be one way to recover costs. Existing home review can occur jointly with the pre-occupancy inspection program (Objective No. 4, Program 4).
- 4) The City's Energy Coordinator shall continue to make available information on State and Federal tax rebates for homeowners implementing energy conservation improvements.
- 5) The City Attorney will complete a proposal for a Solar Rights Ordinance that will limit the use of nonrenewable energy sources in new projects. Enforcement may require additional Building and Safety Department and staff.
- 6) The Department of Water and Power, in conjunction with other appropriate agencies, will undertake a life-cycle cost analysis of solar and electrical heating systems. If possible, gas heating also should be included. The study will attempt to determine the feasibility of a possible City ordinance requiring new residential developments to have solar energy as their primary means of water heating. Enforcement will require additional inspection staff.

- 7) The Planning Department will continue to require EIR's to specify energy conservation measures to be utilized for proposed projects pursuant to City guidelines.

b. Seismic Reduction (Earthquake) Ordinance -- No. 154,807

The City adopted an Earthquake Hazard Reduction Ordinance for existing buildings in 1981. In adopting the ordinance, the City identified and classified all the unreinforced masonry bearing wall buildings within its boundaries. Risk classifications and priorities for compliance are based on the use and occupancy of the buildings. The ordinance establishes time periods and standards under which these buildings are to be structurally analyzed. When the analysis determines deficiencies, the buildings must be strengthened or demolished.

c. Flood Hazard Specific Plan Ordinance -- No. 154,405

The ordinance is a means by which public and private housing and other developments are guided in such a manner so as to avoid or otherwise minimize flood-related risks to residents and structures on or near hillside areas, as well as upstream or downstream of any project. The plan identifies these areas of the City and changes the City status in the National Flood Insurance Program from emergency phase to regular status, thereby increasing the limits of coverage and reducing the premiums of flood insurance.

*Program Two: Handicap Accessibility

The City shall encourage accessibility and adaptability for the handicapped and elderly in the design and construction of new and rehabilitated housing.

Implementation Strategy

- a. City agencies shall continue to consult with builders and those involved in housing rehabilitation to make provision for the needs of the handicapped and elderly, consistent with the City's established legislative procedures. City agencies shall involve the handicapped in the consultation process of providing for the housing needs of the handicapped.
- b. The Community Development Department or other responsible City agency, in conjunction with the staff of the Mayor's Office for the Handicapped will undertake a feasibility study to determine the most cost-effective method to expand available and adaptable housing for the handicapped. The study will evaluate the current programs operated by the Community Development Department and the possibility of requiring new units having an accessible path of travel from street or parking to incorporate features that would facilitate conversion for the special needs of the handicapped.

* New implementation strategies and program added to previous (1979) Housing Element.

- c. The Community Development Department will also undertake a study of a self-evaluation plan for the City's compliance with Section 504 of the Handicapped Access Act.
- d. Create an advisory board to recommend how planning changes, ordinances or controls can be beneficial to the housing and related needs of persons with disabilities.
- e. The Housing Authority will continue to utilize Section 8 Aftercare and other Section 8 programs for new and existing housing for the non-elderly handicapped.
- f. Housing built under Section 8 programs shall have an accessible path of travel to ground floor units. Additionally, ground floor units will all incorporate features which facilitate conversion for the special needs of the handicapped.
- g. Developers will be required to pay a development fee which will be earmarked for making the environment more accessible for the handicapped (i.e., curb cuts, etc.), particularly in high density neighborhoods.
- h. Special emphasis on accessible design should be placed on residential areas within four to eight blocks of areas where shopping, employment, medical or recreational uses occur.
- i. New construction standards recently approved by the State for privately financed apartment houses to make them accessible for the physically handicapped should be enforced and required for construction approval. Information regarding the new standards should be available to builders and City construction approval personnel.
- *j. City agencies shall involve the handicapped and local agencies that work with the handicapped in the process of planning programs for provision of housing for the handicapped.

Program Three: Residential Security

The City will study ways to improve security in residential construction.

Implementation Strategy

- a. The Mayor's Office of Criminal Justice Planning and other City agencies will continue to investigate possible security design features to be incorporated in new residential construction that will reduce the incidence of crime. Where appropriate, research grants will be requested from outside sources.
- b. As an integral part of the planning and development process of any project in the City of Los Angeles, the crime impacts and their locational context should be defined. Analysis of existing land use

* New program added to previous (1979) Housing Element.

and zoning laws can be used to anticipate crime impacts as well as examination of growth patterns and spatial adjacencies of incompatible land uses. This crime control perspective of development planning should be used in all projects in the City and should also be included as a part of a regular law-enforcement agency review.

*Program Four: Provision of Residential Services

The City shall encourage the provision of adequate public and private service facilities (libraries, schools, parks, etc.) in new residential developments and in older existing neighborhoods.

Implementation Strategy

- a. New residential development should be coordinated with available public services and facilities to ensure a proper balance. Where infrastructure is not adequate to serve new development, new growth should be phased to match availability.
- b. Through the City's Capital Improvement Program, older neighborhoods should be examined for deficiencies in public services and facilities and be provided with those that need repair or are lacking as funds become available.

Program Five: Standardize Building Code

Continue efforts to standardize the City Building Code with appropriate State and National Building Code agencies.

Implementation Strategy

- a. The Department of Building and Safety has recommended appropriate changes in the City Building Code to standardize it with respect to the National Electrical Code and the Uniform Building, Plumbing, and Mechanical Codes which have been or are in the process of being adopted.
- b. The Department of Building and Safety will continue to work with the International Conference of Building Officials in the standardization of building codes.

* New program added to previous (1979) Housing Element.

OBJECTIVE 3

TO PROMOTE EQUAL OPPORTUNITY FOR ALL PERSONS REGARDLESS OF RACE, ETHNIC BACKGROUND, RELIGION, HANDICAP, INCOME, AGE, SEX, AND FAMILY COMPOSITION, TO PURCHASE, RENT, REHABILITATE, OR BUILD HOUSING THROUGHOUT THE CITY.

POLICIES FOR OBJECTIVE #3

It is proposed to:

1. Support equal opportunity practices in the sale, lease, or rental of housing without regard to race, ethnic background, religion, handicap, income, sex, age, and family composition.
2. Support equal housing opportunity legislation at the State and Federal level through the City's legislative process.
3. Oppose racial steering, block-busting, or any similar practice that restricts housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.
4. Encourage conservation of existing racially and economically integrated communities and promote racial and economic diversity in all communities throughout the City.
5. Encourage the use of affirmative action marketing techniques in individual housing projects. Large scale projects especially would benefit from a diversity of residential population that reflects the cosmopolitan nature of the City as a whole.
6. In the City's own financially assisted projects, and for private projects as well, the marketing of housing units should utilize the variety of local media outlets that reach the greatest diversity of the Los Angeles population.
7. The City should take active responsibility for guiding gentrification of its neighborhoods so that total displacement of minority groups already represented in the area does not occur. Measures should be developed so that a neighborhood undergoing gentrification is able to keep an integrated mixture of old and new residents.
8. Encourage development of limited equity housing cooperatives and mutual housing associations based on Rochdale Principles of Cooperation which mandate non-discriminatory membership practices and promote membership education, especially in inter-personal, inter- and intra-group communications.

Program One: Disseminate Housing Rights Laws

Support efforts to inform residents, real estate brokers, housing developers, financial institutions, and owners of rental property of laws regarding equal housing opportunity and other such legal responsibilities in housing.

Implementation Strategy

The City shall continue its responsibility to make available information regarding equal housing opportunity laws by supporting the Fair Housing Congress with funds for supplying information to all appropriate parties on their rights and responsibilities.

Program Two: Fair Housing Legislation

The City shall continue to support legislation that promotes Fair Housing laws, consistent with its established legislative procedure.

Implementation Strategy

The City Attorney will continue to advise the City Council and Mayor on legislation involving Fair Housing.

*Program Three: Age Discrimination Enforcement

The City should continue to enforce its ordinance prohibiting discrimination against tenants on the basis of age, marital status and children.

Implementation Strategy

Age Discrimination Ordinance -- No. 153,406

The City shall continue to enforce legislation which makes it unlawful for any person having a housing accommodation for rent or lease to refuse to rent it; discriminate in the terms or conditions of rental; deny its availability; advertise an age preference for a unit; or include in any rental agreement a condition providing that the tenants shall remain childless. Exemptions to this are nursing and convalescent homes and any project that is operated exclusively for elderly persons and their spouses.

*Program Four: Tax Legislation

In the next review of City Legislative Policy Statements, two new state tax law changes should be included to help reduce the costs of housing.

Implementation Strategy

New legislation should be pursued which would:

- a. Enable local assessors and communities to reduce assessments on units restricted in use to low- and moderate-income households.
- b. Create a tax benefit to the homeowner for the construction, addition, or conversion of a second unit.

*Program Five: Promote Housing Integration

The City should explore new ways to promote housing integration.

* New program added to previous (1979) Housing Element.

*Implementation Strategy

The Planning Department as the lead agency, with the assistance of CDD, CRA, and the Los Angeles Unified School District, will be assigned the task of researching programs of other localities which encourage housing integration in order to design a program appropriate for Los Angeles.

* New implementation strategy added to previous (1979) Housing Element.

OBJECTIVE 4

TO ENCOURAGE HOUSING ASSISTANCE AND SERVICES FOR PERSONS DISPLACED AS A RESULT OF CITY ACTIONS.

POLICIES FOR OBJECTIVE #4

It is proposed to:

1. Commit the City to a policy of resorting to displacement only after all reasonably feasible alternatives have been explored and rejected.
2. Continue to request State, County, and Federal government agencies to assume responsibility for relocation resulting from their activities. The City will oppose all projects for which relocation plans are not provided.
3. Provide relocation services to persons displaced as a result of City action.
4. Give priority to local residents for placement in City-sponsored housing developments where City action results in the need for relocation.
5. Ameliorate the consequences of housing demolition occasioned by code enforcement.
6. Ensure that City relocation payments are utilized for housing.
7. Encourage the development of limited equity housing cooperatives as replacement housing for those threatened with displacement as a result of City action.

Program One: Displacement/Relocation Services

Before any City project is authorized for design, a thorough review of all alternatives to minimize displacement will be undertaken. In those cases where displacement is unavoidable, the Division of Right of Way and Land of the Bureau of Engineering shall continue to offer relocation services before displacement and construction can begin.

Implementation Strategy

- a. Relocation Plans prepared by City agencies will be reviewed by the Community Development Department, Office of Economic Development, and the Planning Department, where appropriate, to ensure that conditions for minimization of residential and City business displacement, involvement of a City relocation specialist, and housing priority for displaced citizens are taken into account. Relocation efforts will also be monitored by the above City agencies.
- b. Right of Way and Land relocation staff will work from the beginning of engineering feasibility studies to ensure that the least disruptive alternative is developed. The City relocation plan will document this process.

- c. The Division of Right of Way and Land will determine the feasibility of developing a program which sets aside large lump-sum City relocation payments in a fund to be paid to a future landlord or lender in order to guarantee that the money is utilized for housing.

Program Two: Counseling Assistance

Where City Code enforcement causes demolition of residential units, counseling assistance shall continue to be offered by the Division of Right of Way and Land to those who are displaced.

Implementation Strategy

- a. Priority consideration should be given, in accordance with other Council actions, on priorities for these residents unable to find comparable housing if the City is able to construct new low- and moderate-income units in the future.
- b. The Community Development Department, where feasible, will attempt to secure move-on replacement units for lots where code enforcement demolition has occurred. A possible source of housing may be freeway right-of-way units. The City could recover costs of providing ownership units by a lien on the units collected on subsequent transfers of ownership. Rental units provided by the City could be administered by the Housing Authority, or a mutual housing association.

Program Three: Relocate Rental Units

Residential units located on land acquired by the Division of Right of Way and Land for new park sites will be relocated and utilized by the Community Development Department in target areas.

Implementation Strategy

The Community Development Department will give priority consideration to displaced residents for their own units, when these units are finally moved. The Housing Authority will be offered second priority. Mutual housing associations will be given third priority.

Program Four: Relocation Coordination

The City will coordinate with Caltrans, the Community Redevelopment Agency, and other interested parties to relocate and replace residences displaced by freeway and airport construction to other locations within the City of Los Angeles.

Implementation Strategy

The City Council may authorize the Planning Department, the Community Development Department, the Community Redevelopment Agency, and other City agencies to facilitate the targeting of appropriate sites and secure the maximum number of available units. Acquired units will be made available for low- and moderate-income residents. Limited equity housing cooperatives and mutual housing associations shall be encouraged as the preferred ownership or management form for such housing.

OBJECTIVE 5

TO IMPROVE AND CONSERVE EXISTING RESIDENTIAL NEIGHBORHOODS.

POLICIES FOR OBJECTIVE #5

It is proposed to:

1. Continue housing inspection activities and rehabilitation efforts in areas approved by the City Council.
2. Implement rehabilitation programs and redevelopment/revitalization projects, neighborhood conservation, and preservation programs in areas approved by the City Council.
3. Continue City programs for financial participation by residents and property owners in order to initiate private conservation efforts in redevelopment or revitalization project areas.
4. Continue conservation and modernization of neighborhoods through rehabilitation activities and through new or improved public improvements and facilities.
5. Improve and coordinate service systems to support neighborhood conservation activities.
6. Develop programs to encourage home ownership in existing neighborhoods.
7. Support and expand programs to rehabilitate and upgrade commercial facilities serving neighborhoods being revitalized.
8. Continue to refine the City monitoring system to evaluate neighborhood quality.
9. Continue to promote a program of citizen education to achieve optimum self-help preventive maintenance throughout the City.
10. Minimize abandonment of residential structures by City efforts.
11. Undertake measures to discourage speculation in housing, especially by encouraging the development of limited equity housing cooperatives and mutual housing associations.
12. Afford protection to architecturally significant residences and assemblages of residences in order to preserve them as unique cultural resources.
13. During the existence of the City Rent Control Ordinance, authorize increases in rental costs based on the following: change of tenant; the cost of construction, rehabilitation, or improvements; equipment, furnishings, and services provided; and an appropriate inflation rate factor.

14. Develop methods to determine detailed neighborhood housing needs.
15. Establish programs to counsel homeowners in order to prevent foreclosures and questionable activities by contractors.
16. The Municipal Housing Finance Agency will continue to review all proposed mortgage revenue bond issues of the City.
17. Attempt to maintain ethnic, age, and income diversity of the population in communities where it exists.
18. Develop a rehabilitation code to facilitate maintaining existing housing.
19. Prevent, when possible, displacement from neighborhood strategy areas caused by City rehabilitation efforts.

Program One: Identify Vacant Housing

Continue to identify abandoned and vacant housing for rehabilitation as low- and moderate-income housing.

Implementation Strategy

- a. The Community Development Department will continue to monitor the current inventory of foreclosed and/or abandoned units.
- b. The Community Development Department will continue to request the cooperation of private lenders and City agencies to maintain an accurate inventory of vacant housing units, consistent with the City's legislative procedures.

Program Two: Assist Owner Rehabilitation

Assist residents and property owners in their efforts to rehabilitate their properties.

Implementation Strategy

- a. The Community Development Department or the Community Redevelopment Agency, in the case of redevelopment/revitalization projects, will continue to participate directly with major lending institutions in securing commitments for loan funds and/or providing direct City or agency financing so that residential property owners of single-family and multi-family housing, where appropriate, can receive rehabilitation financing, pursuant to the City's established legislative procedures. Special consideration will be given to homeowners willing to sell their homes at below market rates or donate their homes to mutual housing associations which serve low- to moderate-income households and guarantee life-of-the-housing affordability and maintenance.
- b. The Community Development Department will continue to apply for federal funds to establish future slum/blight and low-moderate benefit areas to encourage the rehabilitation of housing for low- and moderate-income families, as money becomes available. The identification of these slum/blight and low-moderate benefit areas

shall be done in consultation with City Council Offices, the Community Redevelopment Agency, and the City Planning Department.

- c. The City will continue to support expanded Federal and State financial assistance for rehabilitation purposes, with special emphasis on securing additional federal Section 312 rehabilitation loans and seeking expanded funds from this program for multi-family and commercial rehabilitation, pursuant to the City's established legislative procedures.

*Program Three: Identify Deteriorating Neighborhoods

Continue to identify those neighborhoods where a comprehensive revitalization approach is necessary to counter neighborhood deterioration. This comprehensive approach, under the framework of a redevelopment plan, might include financial assistance for housing rehabilitation and conservation, new housing construction, demolition of properties where rehabilitation is infeasible, reparation of land, and rehabilitation of, or new development in, the neighborhood commercial area.

Implementation Strategy

The Community Redevelopment Agency, City Planning Department, the City's Community Development Department, and City Council Offices will continue to work to identify residential neighborhoods where conservation efforts alone will not bring about the necessary level of revitalization. In these areas, improving and upgrading existing housing may have to be augmented, after consulting with the local community; by clearance, new housing construction, new and improved public facilities, and assistance for commercial development. In the past few years, the City has identified several areas where this type of a program is needed and which are "in planning" or under study as potential revitalization areas.

Program Four: Support Conservation Legislation

Actively support, through the City's legislative process, State and Federal legislation to finance neighborhood conservation programs.

Implementation Strategy

The Mayor and Council will continue to actively support attempts to extend and expand Federally-sponsored and State-sponsored rehabilitation programs and seek changes in such programs to better meet the needs of Los Angeles; the Mayor and City Council will seek to influence legislation establishing State-sponsored rehabilitation efforts.

*Program Five: Continue Code Enforcement

It is in the best interests of the City and its residents to encourage the maintenance and sound condition of its housing units. The Building Code was established to develop a standard for safe and sound units and its enforcement is necessary for the welfare of citizens and for the stabilization of City neighborhoods.

* New program added to previous (1979) Housing Element.

Implementation Strategy

- a. The Building and Safety Department will continue its effort to arrest blight and conserve the housing stock with its Conservation Bureau. The Bureau will continue to receive and investigate Code violations and write Orders to Comply to building codes. The Bureau will pursue these to completion and seek sufficient funding to respond to all reported Code violations.
- b. The City will seek new methods to adequately enforce and correct outstanding Code violations in its housing stock. City departments will be receptive to new ideas and programs that will enable landlords and homeowners to bring properties up to Code.

Program Six: Continue Public Housing

Continue the use of existing public housing units to provide low- and moderate-income housing.

Implementation Strategy

- a. The City Housing Authority will continue to operate its public housing projects to provide housing to eligible City residents. The City will continue to modernize these units and add on-site facilities and services to help revitalize them, and to improve the conditions of public service systems that serve these sites, where necessary funds are available.
- b. The City Housing Authority will develop a demonstration program for conversion of a public housing project to a limited equity housing cooperative in accordance with federal legislation to begin to "privatize the public housing sector".

*Program Seven: Prohibit State Tax Deductions for Substandard Rentals

The City should designate either the Department of Building and Safety, City Attorney's Office, City Legislative Analyst, or a task force of all three departments, to develop a program that would take advantage of the California State Revenue and Taxation Code which prohibits owners of substandard rental units, cited for Code violations, from receiving state income tax deductions with respect to such dwellings.

Implementation Strategy

- a. A method should be developed that would uncover those rental units in the City that have been cited for Code violations and that are receiving state income tax deductions. The State can thereby disclaim the deduction or ask that proof of Code corrections have been accomplished before it allows the deduction.
- b. Identifying those substandard properties that are receiving tax deductions should be coordinated and complimented with existing Code enforcement or pre-occupancy inspection programs (Objective 5, program 5).

* New program added to previous (1979) Housing Element.

Program Eight: Community Development Programs

The City will continue to operate a variety of community development programs and services aimed at rehabilitation of housing and improving public services and facilities.

Implementation Strategy

- a. The Community Development Department, in cooperation with other City agencies, will continue to determine Citywide community development needs and target available resources to meet the identified needs. A three-year Housing and Community Development Strategy will be prepared that is consistent with the City Housing Element.
- b. The Community Development Department will continue to operate its existing housing programs and services. As appropriate, various changes in program and service locations and operations will be made to improve efficiency. (See Appendix D for details of current Community Development Department programs.)

*Program Nine: Historic Preservation Overlay Zone

Establish Historic Preservation Overlay Zones (HPOZ) in areas of the City where there is a concentration of historic and architecturally significant structures and sites. In order to protect and enhance these structures the City on June 6, 1979 passed the HPOZ Ordinance. Since then, one overlay zone has been established.

Implementation Strategy

The City will continue to encourage the establishment of historical zones in appropriate areas.

The procedure for implementing an overlay zone is fourfold:

- a. a petition calling for its establishment must be made by the community or council office;
- b. an architectural survey of the area is conducted;
- c. the Cultural-Heritage Board makes a recommendation; and
- d. the Planning Commission grants approval.

Program Ten: Lien-sale Contracts

Eliminate abuses of lien-sale contracts for home improvements.

Implementation Strategy

The City will contract with a non-profit agency to establish an information and legal service to aid residents threatened with foreclosure caused by lien-sale contracts for home improvements.

* New program added to previous (1979) Housing Element.

Program Eleven: Housing Rehabilitation Tax Legislation

Advocate State legislation to allow temporary deferral of property taxes on an increase in value resulting from rehabilitation in older urban areas until the unit is sold.

Implementation Strategy

- a. The City, through its legislative process, will support legislation to encourage rehabilitation.
- b. Advocate for housing units owned by limited equity housing cooperatives to be revalued for property taxes in proportion to the limited appreciation controls of the property rather than market standards. (Note: this will help avoid the threat of higher taxes acting as a disincentive to upgrading such units, particularly for low/moderate households.)

*Program Twelve: Mutual Housing Associations (Co-op Housing)

The City will encourage the development of Mutual Housing Associations which offer reasonably priced cooperative housing for low- to middle-income people. Mutual Housing Associations are intended to include limited equity housing cooperatives (as defined in the California State Business and Professions Code Section 11003.2 et. seq.) or other mutually owned and/or controlled housing for which affordability can be sustained long term.

Implementation Strategy

A demonstration project is being planned for Los Angeles that will feature approximately 25 new 1,100-square-foot units for households in the \$20,000-40,000 income range.

- a. The City's Community Development Department, Community Redevelopment Agency and Planning Department will work out specific procedures to facilitate the creation of a Mutual Housing Association demonstration project.
- b. Efforts to develop additional low-cost housing units by non-profit Mutual Housing Associations should be encouraged by all departments. Methods should be explored for the joint production of housing units between Mutual Housing Associations and private and public financing institutions.

*Program Thirteen: Neighborhood Housing Services

The City will participate in and commit itself to developing a Neighborhood Housing Services program for the four neighborhoods that have already been earmarked for revitalization under this program. City Council offices will continue to identify other areas that may benefit from the program.

* New program added to previous (1979) Housing Element.

Implementation Strategy

The Neighborhood Housing Services (NHS) programs are designed to stimulate reinvestment in the Barton Hill, Boyle Heights, Crenshaw and Vernon/Central neighborhoods by offering comprehensive rehabilitation and financial services to community residents. Programs are developed at a grass roots level by a combination of interests working together for mutually beneficial community rehabilitation. The key elements and participants necessary for establishing a successful program include:

- a. Community residents,
- b. Business and financial institutions,
- c. Local government involvement,
- d. A revolving loan fund composed of various private and public sources which is used for residential loans that do not meet usual commercial lender credit requirements,
- e. A neighborhood that is generally characterized by housing exhibiting evidence of deterioration and lack of maintenance, a substantial degree of home ownership and adequate family incomes to meet estimated typical repair costs in the neighborhood, and
- f. A small neighborhood office which provides the community with on-going rehabilitation counseling, technical assistance, construction monitoring and financial services.

OBJECTIVE 6

TO ASSURE THE DEVELOPMENT OF NEW HOUSING UNITS TO MEET THE CITY'S HOUSING NEEDS, CONSISTENT WITH GOOD PLANNING PRACTICE.

POLICIES FOR OBJECTIVE #6

It is the City's Policy to:

1. Increase to an optimum level the production of new housing in the City.
2. Take all steps possible to aid the development of needed housing by the private sector.
3. Actively seek public funds to help the bonding capability of the City produce housing for low-income residents of the City. Grants shall be utilized only as a secondary source when absolutely imperative.
4. Modify those Municipal Code provisions that exceed standards necessary for health, safety, and public welfare to promote construction of sufficient affordable housing.
5. Consistent with the City's adopted Concept Los Angeles and Citywide Plan, establish a range of housing densities in community plans to provide housing for all economic segments of the community based on the following guidelines:
 - Location of high density housing shall be encouraged primarily in "Centers", and where appropriate, in combination with compatible nonresidential uses. The City's Air Quality Management Plan encourages mixed land use in Centers in accordance with Concept Los Angeles.
 - Location of medium density housing shall be encouraged primarily on the peripheries of Centers, near community and neighborhood commercial facilities.
 - Location of low and very low densities shall be preserved and encouraged in areas between Centers so designated by the General Plan.
6. Coordinate capital improvement programs, housing and community development activities, and community plans to support new housing.
7. Encourage the conversion of appropriate existing nonresidential structures to residential use.
8. Maintain and upgrade the quality of mobile home stock.
9. Minimize new construction in environmentally sensitive areas.

10. Include the optimum mix and maximum amount of low- and moderate-income housing units in all public redevelopment projects.
11. Expand programs to encourage low- and moderate-income housing construction with City-issued revenue bonds.
12. Authorize mobile home condominiums for new parks.
13. Support legislation that encourages greater housing production.
14. Encourage construction of rental housing and mutually owned housing.
15. Examine whenever possible the potential housing inventory impacts of zoning and other development standard changes. These impacts should include the identification of sites where development would be particularly beneficial for housing and how much additional housing could be generated.

Program One: Assist Housing Development

Assist sponsors and developers desiring to produce both low-/moderate- income and market rate housing.

Implementation Strategy

- a. The Community Development Department shall continue to provide information, in the annual Housing Assistance Plan, regarding types and location of units that will receive the highest priority for public assistance programs, as determined by the Mayor and City Council.
- b. The Community Development Department and Housing Expeditor shall continue to accelerate the processing of these projects which have received high priority.
- c. The Community Development Department shall continue to make information on Federal and/or State subsidies and grants for low- and moderate-income housing available to sponsors and developers.
- d. The City will establish a one-stop counter to expedite processing.
- e. The City Housing Expeditor will continue to improve the processing of residential projects.
- f. The City, through its legislative efforts, will request HUD to periodically increase Sec. 8 Fair Market Rents to reflect increased rents for units Los Angeles.
- g. The City will provide resources to improve the computerized inventory of land parcels (LUPAMS) in order to obtain data on vacant and developable residential parcels.

Program Two: Joint Financing Efforts (CDD and CRA)

The Community Development Department and the Community Redevelopment Agency will continue to work jointly in efforts to utilize financing for new affordable housing in the City. The City will continue to initiate and/or support amendments to appropriate statutes to make them more useful on a Citywide basis, pursuant to the City's established legislative procedures.

Implementation Strategy

- a. The Community Development Department and the Community Redevelopment Agency will continue to work jointly in efforts to utilize Marks-Foran (Rehabilitation Loan) Bonds, SB 99 (New Construction) Bonds, AB 1355, AB 655, AB 604 and other legislation, when applicable, or other financing authority.
- b. The City will continue to initiate and/or support amendments to make the Marks-Foran and SB 99 statutes more useful on a Citywide basis, pursuant to established City legislative procedures.
- c. The Community Development Department and the Community Redevelopment Agency will continue efforts to pool bond financing, HCDBG funds, tax increment financing and other resources where appropriate in financing or assisting low- and moderate-income housing developments.

Program Three: City Housing Bonds

The City will continue issuing additional local housing revenue bonds to facilitate the construction of new residential units for low-, moderate- and/or middle-income households. This program also involves mortgage land writedowns and/or subsidizing land costs and construction to private developers. Federal housing subsidies also may be available.

The City will continue to utilize AB 665 and Section 103 of the Internal Revenue Code for bond financing of multi-family and single-family units. The Community Development Department will continue to support efforts to revise the single-family bond allocation authority formula in order to give more weight to those cities with greater housing needs. At the Federal level, CDD will continue to oppose efforts to limit the use of tax-exempt bonds for housing developments.

Implementation Strategy

The Community Development Department will periodically complete feasibility reports and make recommendations to the City Council on the need and desirability of new local bond programs.

*Program Four: Mobilehome Park Zoning

The City Council will approve final passage of an ordinance which will create a new residential zone that will encourage the retention of existing mobilehome

* New program added to previous (1979) Housing Element.

parks, provide spaces for relocated mobilehome park tenants, and encourage the development of new and smaller lot sites for mobilehomes and manufactured homes.

Implementation Strategy

The Departments of Building and Safety and City Planning will work to develop procedures to implement the new zoning.

- a. The City Planning Department will administer the zone change process for the creation of the new mobilehome park zoning areas of the City.
- b. The Department of Building and Safety will regulate the construction site and housing quality for the new zone.
- c. Coordination with the new construction industries services counter should be initiated with the development of the new zoning procedures.

Program Five: Develop a Variety of Housing

Encourage a variety of housing types including single family, townhouse, condominium, congregate, mixed use (such as live/work spaces) and apartment developments, as well as the use of hotels and motels.

Implementation Strategy

- a. The Planning Department shall continue to prepare community plans, which include a range of housing types and districts. The plans will continue to implement the goals of Concept Los Angeles which encourages high density developments in "Centers," medium density adjacent to "Centers," and low density residential areas between "Centers."
- b. Although conversion of rental units to condominiums has reduced the overall stock of apartments in the City and worsened an already tight rental market, the Advisory Agency may approve condominium conversions, community apartments, and stock cooperative projects where the buildings are determined to be seismically safe and can be brought up to code requirements applicable at the time of construction, the current housing code (relative to maintenance), and any retroactive regulations. Consideration will also be given, when reviewing conversions, to the availability of comparable rental housing in proximity to the project site for those unable to purchase.

Program Six: Monitor Housing Compliance

Monitor the present City ordinances relating to low- and moderate-income housing for effectiveness and make recommendations for change.

Implementation Strategy

The Community Development Department will prepare periodic status reports for the Mayor and City Council.

Program Seven: Revise Code for Flexibility

Revise the Municipal Code, where consistent with State regulations, to permit flexibility to stimulate the construction of low- and moderate-income housing, without compromising the health, safety, and welfare of City residents.

Implementation Strategy

The Department of Building and Safety, in conjunction with the Planning Department and the Community Development Department, shall continue to review the Building Code and Planning and Zoning Codes in order to reduce development costs and allow new technology.

*Program Eight: Density Bonus for Affordable Housing

The City will grant a density bonus above that shown on the Community Plan if a new project provides low- and moderate-income housing units.

Implementation Strategy

- a. California Government Code Section 65915 establishes a statewide mandate for allowing increased residential densities up to 25 percent for low- and moderate-income units.
- b. The City should finalize and pass a proposed ordinance which will grant a density bonus to a project if it creates low- and moderate-income housing. The amount of bonus units and income requirements should be defined, as well as the satisfaction of State requirements regarding affordable housing and density bonuses.
- c. The density bonus incentive should also be used to develop affordable housing for sale as well as rentals. Income requirements and procedures should be the same as for rental units. The bonus units should be able to provide new developments with a portion of affordable housing.

Program Nine: Limit Hazardous Development

Where necessary for health reasons, the City will consider limiting new residential development in environmentally hazardous areas.

Implementation Strategy

The Planning Department will undertake a study to develop a new ordinance to minimize the unhealthful exposure of citizens in new residential projects located within a certain distance from major sources of pollution or other natural or manmade hazards.

*Program Ten: Modify Senior Citizen Housing Parking

Modify Senior Citizen project requirements to ease future open space/parking requirements in case of reversion to market housing.

* New program added to previous (1979) Housing Element.

Implementation Strategy

The Planning Department will seek a minor amendment to Ordinance No. 157,661 which would require the developer of Senior Citizen housing to agree by recorded covenant to reduce the future number of units available if the project were ever to revert to market housing. This agreement would in effect require the owner to conform to regular prevailing parking requirements based on the new number of total units and eliminate the existing open space/parking requirements of the senior citizen housing units required by the ordinance.

Program Eleven: Reduced Parking Requirements

Consider the reduction of parking requirements as a bonus for development of certain types of sites for multi-family housing.

Implementation Strategy

- a. The Planning Department shall undertake a study of the feasibility of reducing parking requirements for new multi-family residences that provide excellent accessibility to metro rail stations.
- b. The Planning Department shall undertake a study of the feasibility of restricting the numbers of vehicles allowed in a project which uses a cooperative car sharing program. (Note: A number of experimental car sharing programs for residents of multi-family complexes are currently underway.)

Program Twelve: Support Increased Financial Incentives

Modify City housing policy to support greater financial incentives for increased housing production.

Implementation Strategy

At the direction of the City Council and Mayor, the Chief Legislative Analyst will urge changes in State and Federal Legislation for the following areas:

- a. Lower the depreciation schedule for residential rental construction to 10 years.
- b. Eliminate State and Federal taxes on earned interest from savings accounts to encourage deposits for residential construction loans and down payments for co-op share purchases.
- c. Support continuation of the Cal-Vet loan program through established City legislative procedures.
- d. Support increased Cal-Vet mortgage limits and loan terms through established City legislative procedures.

Program Thirteen: Develop Master EIR's

Streamline EIR processing through the development of "Master" EIR's for developments in "Centers."

Implementation Strategy

The Planning Department will engage in a study of the feasibility of developing "Master Centers EIR's".

*Program Fourteen: City Council's Housing Production Incentives

To develop the Mayor's Housing Task Force's various proposals (See Appendix) into viable and effective measures for stimulating the production of housing in the City. Of these proposals, 20 have been adopted by the City Council:

1. Thirty Percent Residential Density Increase in multiple-unit residential zones.
2. Density Increases for Senior Citizen Housing.
3. New Single-Family Residential Zone that would allow smaller lot sizes and factory-built housing.
4. Density Bonuses in return for an affordable housing production fee or reserving units for sale/rent to low- and moderate-income households.
5. Reduced Parking Requirements Commensurate with Proximity to Public Transportation which in turn lowers the cost of housing production.
6. Eliminate Covered Parking Requirements.
7. Reduce Driveway Turning Radius.
8. Permit Overtime Pay to Eliminate Work Backlogs in City departments that have been declared in a critical status.
9. Additional Personnel in Bureau of Engineering should be provided to match Planning Department's capacity for processing subdivision cases.
10. Additional Personnel in Bureau of Engineering, Parcel Map Unit.
11. Provide the Bureau of Engineering with a Printer and Another Computer Terminal to reduce subdivision map checking time.
12. "Expected" Review Approval Time Periods for the Departments of Building and Safety, Engineering and Planning.
13. Create a Building and Safety Post Card Notification System.
14. Increase staffing for Building and Safety Geology Plan Check.
15. Use of Air Rights Over Flood Control Channels and utility easements should be explored for sites that are suitable for low- and moderate-income housing.

* New program added to previous (1979) Housing Element.

16. A Commercial/Residential Mixed-Use Zone should be created for all commercial properties, including parking, that would open up substantial portions of land for multi-family housing.
17. Conversion of Public Buildings to Housing.
18. An Inventory of City-owned Land should be conducted and made readily available in order to determine if any is appropriate for housing construction.
19. Pension Funds and Profit Sharing Plans should be utilized to fund housing construction and mortgage loans.
20. Amendment of California Department of Insurance Regulations should be urged by the Mayor and City Council to decrease the time of four months that is now required by the State before mortgage funds can be sold in the secondary securities market.

Implementation Strategies

Proposal 1 will be implemented with final Council passage of an ordinance that will permit a density increase of up to 30 percent over that normally permitted for rental housing in the multiple density residential and commercial zones. The proposed ordinance, however, has been attached to other proposals for density increases and has yet to emerge with a clear purpose and proposal. Council should direct completion of the ordinance and coordinate its effect on the State mandated housing density bonuses.

Proposal 2 for senior citizen housing has been readdressed by Council Committee and State legislation toward allowing senior citizen housing units on single-family lots. The "Granny Flat" solution for senior citizen housing is described in program 15. Senior citizen housing has also been bonused by reduction of parking requirements (60% by right and 75% by conditional use) in recent passage of ordinances and it is also being actively discussed as a requirement for receiving density bonuses in multiple density zoning. There were no final ordinances as of March 1, 1984.

Proposal 3 has been partially implemented with final Council passage of a zero side yard ordinance (see program 15). Another ordinance is still pending that would create a new single-family residential zone, RU, with 3,500-square-foot lots. It would be suitable for mobilehomes, as well as for factory-built homes or conventional site-built homes.

Proposal 4 will be implemented with final Council passage of an ordinance that will require that 50 percent of the bonus units in a project be set aside as low- and moderate-income units. The bonus is based on allowing 30 percent more density than allowed by the underlying community plan for the area and would have to be available for low- or moderate-income households for a minimum of 15 years. This proposal has been attached to the ordinance described in Proposal 1 with no indication yet of final form and passage.

Proposal 5 is a concept that is actively being developed as part of the station area planning (specific plans) for the Metro Rail Subway System. The completion date for the specific plan effort has not been set, but the plan will be in effect long before the system is expected to open in July, 1990.

In addition, the Central City area is currently allowed reduced parking requirements for housing because of the concentration of public transit services nearby. As the concept is accepted Citywide and as other transit centers develop, it is anticipated that more areas will reduce parking requirements.

Proposal 6 was disapproved by the Planning Commission as not being a significant incentive for developing housing.

Proposal 7 has been taken under submission by the Planning Department Code Studies Division and has received a high priority rating for development of a City ordinance. No target date for completion has been set.

Proposals 8 through 10 were considered implemented by the City Administrative Office when three personnel positions were authorized in the Bureau of Engineering. This enabled the Bureau to expeditiously process subdivision and parcel tract maps for housing at the same level as the Planning Department Advisory Agency. In addition, since the original proposals were made, the number of maps filed has dropped significantly, further reducing the Bureau's backlogs.

Proposal 11 was implemented with the addition in the Bureau of Engineering of a computer printer. However, the Bureau is still awaiting the acquisition of another computer terminal. No target date has been set for the terminal purchase.

Proposal 12 is being implemented with the establishment of regular time periods for permit review and with the formation of the construction services counter which puts several City departments in one room. This makes housing construction permit processing more routine and accessible. The expected opening of the construction services counter is spring of 1984.

Proposal 13 has been implemented and is being improved by the Department of Building and Safety by the addition of geologic information on the post cards. In the past, the post cards failed to give the applicant enough information on the geologic problems of the project. The post cards have been clarified regarding deficiencies (ergo delays) of the project's geologic assumptions.

Proposal 14 has been implemented in part by adjusting staff salaries to retain highly experienced and qualified staff. This in itself leads to faster processing time. When the proposal was made, there was a glut of subdivision and grading permit applications which was slowing down approvals. This is no longer the situation and workloads have returned to normal, reducing the need for increased staffing.

Proposal 15 can be implemented with a specific recommendation for a site to be used for housing. As of yet no developer has come forth with a project over a utility easement or flood control channel, but in such instances the Department of City Planning will be the lead agency. The Department can review community plans and issue conditional use permits for the appropriateness of specific building locations and should be the first agency the developer turns to for such a project.

Proposal 16 was implemented with the adoption on May 4, 1982, of Ordinance No. 156,681, which promotes mixed residential/commercial development by allowing the subdivision of air space and relaxation of yard requirements for commercial uses which have been permitted by conditional use permits on residentially zoned land.

Proposal 17 was implemented with a review and search for surplus government buildings that are suitable for conversion to housing. The Community Development Department (CDD) was the lead agency in the search through State of California, County of Los Angeles, City of Los Angeles, Board of Education, Caltrans, Community Redevelopment Agency and Community Development Department Housing Authority properties; they found very few surplus public buildings suitable for conversion.

Proposal 18 was implemented in 1982 with the creation of a new Data Service Bureau computer record called GOVLAND which is an inventory of surplus government land. Together with SURPLUS, a computer inventory of surplus City of Los Angeles owned land, the Real Estate Division of the Bureau of Engineering keeps a centralized, current and updated inventory of surplus government properties.

Proposal 19 can be implemented with a study of pension funding experiences in other jurisdictions, what the City of Los Angeles can do and changes that may need to be made to the City Charter or Municipal Code for the City to invest its pension funds in mortgage loans. Appropriate action can then be taken by the City Council to implement the proposal.

Proposal 20 is not in City policy statements and is recommended for inclusion. The Mayor and City Council should adopt the proposed changes to State Insurance Regulations. Target date for implementation is the next directors of City departments review of City policies.

*Program Fifteen: Encourage Smaller Housing

Encourage a variety of affordable single-family housing types, including factory-built, manufactured and site-built housing, on smaller lots than the R1 Zone permits.

Implementation Strategy

Create a new single-family residential zone, which would permit factory-built, manufactured or site-built single-family dwellings on lots of less than 5,000 square feet. The new zone could be applied to areas designated as Low or Low II on the adopted Community Plan, provided the following issues are given due consideration:

* New program added to previous (1979) Housing Element.

- a. Public services are adequate to support the proposed densities in the proposed location;
- b. The proposed density is both desirable and appropriate, taking into consideration the economic and social needs of the City, the provision of more affordable housing in the proposed development, and the character of the surrounding neighborhood; and
- c. Adequate safeguards are built into the design of the proposed development to insure that it will be compatible with surrounding development, and may include requirements for perimeter buffering, landscaping, architectural compatibility or any other necessary measures.
- d. Zero Side Yard Ordinance - No. 159,532

A new R2 Zone has been created allowing for smaller townhouse type residential developments. Reduced lot areas and zero-foot side and rear yards are permitted for individually owned single-family developments. Five contiguous units are allowed in a single building with separate lot ownerships. Minimum lot width is 30 feet, 10-foot front yard minimum and 15-foot rear yard minimum.

- e. Second Dwelling Unit Ordinance - No. 159,599

The City will allow, by Zoning Administrator Conditional Use procedure, a second dwelling unit on single-family residential lots having an area at least 50 percent larger than the minimum area required for that zone. No second units will be allowed in hillside areas, in equinekeeping districts, along scenic highways and on streets having substandard widths.

*Program Sixteen: Coastal Zone Affordable Housing (Mello Bill)

In accordance with Senate Bill 626 the jurisdiction of maintenance and provision of affordable housing in the California Coastal Zone is transferred to local government entities. The City has adopted interim procedures and/or ordinances to implement housing policy in its Coastal Zone areas according to the objectives of the Senate Bill.

Implementation Strategy

In the coastal zones the City is to:

- a. Require replacement housing for demolished or converted units housing low- and/or moderate-income persons.
- b. Require low- or moderate-income housing where feasible in new developments.

* New program added to previous (1979) Housing Element.

OBJECTIVE 7

TO MAKE PROVISION FOR THE AVAILABILITY OF ACCESS TO ALL PUBLIC FACILITIES AND SERVICES IN ALL NEIGHBORHOODS THROUGHOUT THE CITY.

POLICIES FOR OBJECTIVE #7:

It is proposed to:

1. Establish appropriate guidelines for regulating community care facilities.
2. Make accessible all public facilities and services throughout the City.
3. Encourage the development of additional public services and facilities, where appropriate, in previously developed areas.
4. Encourage the provision of adequate public facilities and services to serve new residential development.
5. Restrict new development where adequate public services and facilities are not available.

Program One: Assess All Public Facilities

The City shall continue a comprehensive system to evaluate all public facilities and services and capital improvement programs. The City will implement, where appropriate, all State and Federally funded programs designed to expand the availability of public facilities and services in all neighborhoods throughout the City.

Implementation Strategy

The City Administrative Officer, with the advice of the Technical Committee for Capital Programming, will continue annual reviews of all requests for projects and facilities and recommend thereon to the Public Works Committee of the City Council. The Public Works Committee will recommend projects to the Mayor and Council for funding in the budget.

*Program Two: Community Care Facilities

The City will work towards developing a consensus of the goals, regulations and intent of different community groups, neighborhood groups, and State and Federal Legislation in providing community care facilities.

Implementation Strategy:

A lead agency should be designated to effectively follow through on developing standards and regulations for community care facilities.

* New program added to previous (1979) Housing Element.

*Program Three: Removal of Government Constraints

The City will seek to effectively remove any constraints to the maintenance, improvement and development of housing where it is legally possible to do so.

Implementation Strategy

- a. The Building and Safety Department, Planning Department and other City departments involved in processing residential projects will regularly review their regulations and procedures to determine if there are constraining influences on the development of housing.
- b. The Building Industry should be encouraged to regularly comment and review City development procedures. The City will actively seek a dialogue between itself and the Building Industry, and be open and receptive toward suggestions that would remove any constraining influences on housing development.

* New program added to previous (1979) Housing Element.

OBJECTIVE 8

TO PROVIDE THE OPPORTUNITY FOR MAXIMUM FEASIBLE INVOLVEMENT OF RESIDENTS AND ORGANIZATIONS IN HOUSING PROGRAMS OF DIRECT INTEREST TO THEM.

POLICIES FOR OBJECTIVE #8:

It is proposed to:

1. Continue to involve residents in preparing the City's Housing and Community Development Program and Community Plans.
2. Encourage communities and neighborhoods to participate and promote neighborhood conservation, beautification, and rehabilitation programs.
3. Request that Federally-assisted programs provide maximum opportunity for citizen participation and input.
4. Establish a Housing Advisory Council to involve specialists and organizations that have direct interests in housing development.
- *5. Provide information to all interested individuals and community groups that request it.

Program One: HCD Citizen Participation Unit

Continue the Housing and Community Development (HCD) Citizen Participation Unit to encourage and facilitate public participation.

Implementation Strategy

The Community Development Department will continue to meet regularly with the HCD Citizen Advisory Committee to participate in planning and evaluation of HCD-funded activities.

*Program Two: Public Housing Policy Review

Involve the general public in the development and review of City housing policies.

Implementation Strategy:

The Planning Department will work with all potentially affected interest groups to update the Housing Element of the General Plan in a timely fashion.

*Program Three: Maximizing Coordination for Housing the Needy

The City will continue to seek solutions for providing the needy with housing by maximizing the involvement and coordination of different groups that have an interest in housing. It is in the best interests of all organizations and

* New program added to previous (1979) Housing Element.

individuals, both private and governmental, to cooperate and find answers to the problems facing the City's needy and it is toward this shared responsibility that the City should coordinate all its efforts.

Implementation Strategy

- a. Any City effort to provide housing for the needy should recognize the involvement of community, regional, state and federal government levels, citizen and social welfare organizations and the private home building industry.
- b. Any City actions that are taken to solve housing problems should recognize the different roles and purposes of each organization and how these can be coordinated to best provide housing for the needy.
- c. No City action should be taken without the considerations of all parties involved.

*Program Four: Providing Information to the Public

Continue present methods and develop new methods of informing the public about the City's housing programs.

Implementation Strategy

- a. CDD, CRA, the Housing Authority, and other appropriate City agencies will investigate available resources and develop new materials when appropriate and make them available to interested individuals and community groups.
- b. CDD, CRA, the Housing Authority, and other appropriate city agencies shall provide speakers who are knowledgeable about housing programs to community groups which request them.
- c. CDD, CRA, the Housing Authority, and other appropriate city agencies will work with the media, utilizing the public service resources they offer, in order to reach the widest possible audience regarding the City's housing programs.

* New program added to previous (1979) Housing Element.

OBJECTIVE 9

TO CONTINUE TO DEVELOP, REFINE, AND ENFORCE THE CITY'S RENTAL MARKET MITIGATION ORDINANCES IN ORDER TO INSURE THAT THE HEALTH AND WELFARE OF THE CITY AND ITS RESIDENTS ARE BEING SERVED AND THAT THE RIGHTS AND INTERESTS OF RENTERS AND LANDLORDS ARE BEING PROTECTED.

POLICIES FOR OBJECTIVE #9:

It is proposed to:

1. Promote greater individual choice in type, quality, price and location of housing.
2. Provide increased home ownership opportunities for all segments of the population.
3. Mitigate the hardship caused by displacement of tenants, particularly those in low to moderate-cost housing and those who are elderly, families with minor dependent children, the handicapped and the disabled.
4. Promote the safety of condominium conversion projects and correction of Building Code violations.
5. Safeguard tenants from excessive rent increases while providing landlords with a just and reasonable return on their investment.

*Program One: Condo Conversion Ordinances

The City, when not superseded by State law, will continue to regulate apartment project conversions so that tenants and neighborhood vacancy factors will not be adversely affected.

Implementation Strategy

- a. Tenant Compensation (in the amounts of \$1,000 for "eligible" tenants and \$2,500 for "qualified" tenants), first right of refusal, ample warning and notification time, and other benefits should continue in order to mitigate the negative effects of displacement due to condo conversion.
- b. Vacancy Factor of a neighborhood should continue to be used as the determinant of the negative effects of a conversion on a neighborhood.
- c. Monitoring of the vacancy rates in the City should continue and be refined for usefulness. Monitoring and review of the ordinances for effectiveness for tenants and neighborhoods should also continue.

* New program added to previous (1979) Housing Element.

*Program Two: Demolition Ordinances

The City, when not superseded by State law, will continue to require that mitigation measures be applied to projects that demolish apartment housing. The enforcement of mitigation measures by City Departments should continue to be identified and refined for effectiveness by new ordinances or newly established departmental procedural policy.

Implementation Strategy

- a. Tenant compensation (in the amount of \$1,000 for "eligible" tenants and \$2,500 for "qualified" tenants), first right of refusal, ample warning and notification time, and other benefits should continue in order to mitigate the negative effects of displacement due to demolitions.
- b. An enforcement group, whether bureaucratic or constituent originated, should be designated or established to exert influence calling for more comprehensive enforcement of the demolition ordinances. A strong and vigorous advocacy influence is necessary for effective enforcement of current rental demolition laws.

*Program Three: Rent Stabilization Ordinances

In the Los Angeles rental market characterized by low vacancies and escalating rents the City has found that it is necessary and reasonable to regulate rents so as to safeguard tenants from excessive rent increases, while at the same time providing landlords with just and reasonable returns from their rental units. The first ordinance was passed in late 1978 and has subsequently been extended twice. It is scheduled for review again in 1986.

Implementation Strategy

- a. Limitation of annual automatic rent increases to seven percent, pending the result of a study to be conducted by CDD with the assistance of a formal steering committee set up to identify criteria for future rent increases.
- b. Rent adjustments allowed to pay for capital improvements.
- c. Vacancy decontrol: in most instances, when a unit is voluntarily vacated by a tenant, the landlord is allowed to ask any rent for the unit.
- d. Establishment of a Rent Adjustment Commission and limits on eviction conditions are included to help achieve rent stabilization.
- e. Certain types of units are exempt from rent control: new units constructed since October 1978, luxury units and units that have been substantially renovated.

* New program added to previous (1979) Housing Element.

C. REVIEW AND REVISION OF HOUSING PLAN

1. Housing Production Progress

Table 26 was developed in order to gauge the progress of housing production in relationship to needs and to review and arrive at a statement assessing the progress the City is making in implementing its Housing Element (Government Code Sec. 65588 (a), (b)). The table compares the housing needs of the City, as established by SCAG, to the housing stock inventory compiled by the Planning Department.

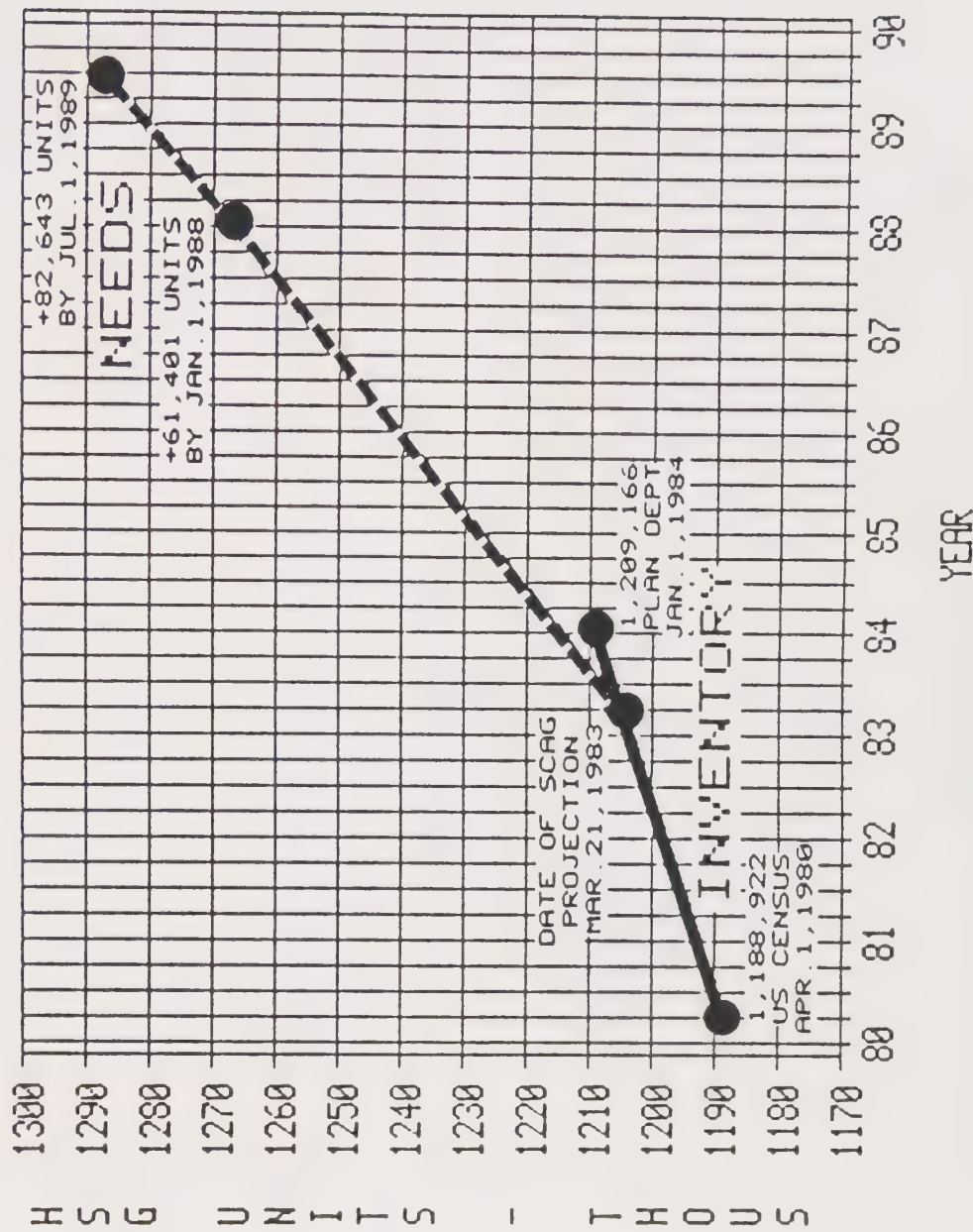
The table indicates a growing gap between housing needs and housing inventory if present inventory patterns continue. While the inventory has been increasing, the housing needs of the City are projected to increase at an even greater rate. As of January 1, 1984, the City had an inventory of 1,209,166 units with a projected housing needs gap of approximately 5,000 units. All of these figures are calculated estimates used mainly to reflect the status of the City in implementing the goals and objectives of its Housing Plan.

2. Program Cost Matrix

Table 27 contains a program cost matrix which provides a brief summary of the principal funding sources that would be required for the programs enumerated in Chapter IV. It is included as a guide to the most appropriate funding. Other sources may become available, but for purposes of proposed implementation these are the sources where funding should first be looked into.

TABLE 26

HOUSING IN THE 80'S IN LOS ANGELES NEEDS VS. INVENTORY



LOS ANGELES DEPARTMENT OF CITY PLANNING, OCTOBER 1984

TABLE 27

PROGRAM COST MATRIX

PROGRAM	FEDERAL GOVT.		HUD GRANT	STATE GOVT.		GEN REV	CITY GOVT.		NO COST
	HCDBG	OTHER		H&CD	HFA		LOCAL BONDS	FEES	
OBJ 1 P(1)	X								
P(2)	X					X			
P(3)	X	X	X	X		X			
P(4)	X					X			
P(5)						X			
P(6)	X								
P(7)	X					X			
P(8)						X			
P(9)						X			
P(10)									
P(11)						X			

TABLE 27 (CONT'D)

PROGRAM COST MATRIX

PROGRAM	FEDERAL GOVT.		HUD GRANT	STATE GOVT.		GEN REV	CITY GOVT.		NO COST
	HCDBG	OTHER		H&CD	HFA		LOCAL BONDS	FEES	
OBJ 2	P(1)		X			X		X	
	P(2)	X				X			
	P(3)	X	X			X			
	P(4)	X	X		X	X		X	
OBJ 3	P(1)	X							X
	P(2)	X							X
	P(3)					X			
	P(4)								X
OBJ 4	P(1)					X			
	P(2)					X			
	P(3)					X			
	P(4)							X	

Private Lot

TABLE 27 (CONT'D)

PROGRAM COST MATRIX

PROGRAM	FEDERAL GOVT.			STATE GOVT.		CITY GOVT.			NO COST
	HCDBG	OTHER	HUD GRANT	H&CD	HFA	GEN REV	LOCAL BONDS	FEES	
OBJ 5 P(1)	X		X			X			
P(2)	X								X
P(3)	X	X		X		X	X		
P(4)	X			X					X
P(5)	X							X	
P(6)	X								
P(7)				X					
P(8)	X					X		X	
P(9)						X		X	
P(10)	X								
P(11)									X
P(12)	X				X				
P(13)	X				X				

TABLE 27 (CONT'D)

PROGRAM COST MATRIX

PROGRAM	FEDERAL GOVT.		STATE GOVT.		CITY GOVT.			NO COST
	HCDBG	OTHER	HUD GRANT	H&CD	HFA	GEN REV	LOCAL BONDS	FEES
OBJ 6 P(1)	X			X		X		
P(2)	X				X	X	X	
P(3)	X						X	
P(4)								X
P(5)								X
P(6)						X		
P(7)	X					X		
P(8)								X
P(9)						X		
P(10)								X
P(11)						X		
P(12)								X

TABLE 27 (CONT'D)

PROGRAM COST MATRIX

PROGRAM	FEDERAL GOVT.		STATE GOVT.		CITY GOVT.		NO COST	
	HCDBG	OTHER	HUD GRANT	H&CD	HFA	GEN REV	LOCAL BONDS	FEES
OBJ 6 P(13)						X		
P(14)	X	X	X	X	X	X	X	
P(15)								X
P(16)								X
OBJ 8 P(1)	X							
P(2)								X
P(3)								X
OBJ 9 P(1)						X		
P(2)								X
P(3)						X	X	

3. Program Priority Matrix

The following program priority matrix is a summary of the programs enumerated in Chapter IV. The programs are given an overall rating of "High", "Medium" or "Low", based on a qualitative assessment of the seriousness of a given problem, the potential effectiveness of the program, the cost of implementing or deferring a program, effects on unit cost and availability, and technical and political feasibility.

DETAILED EXAMINATION OF PROGRAMS

OVERALL
PRIORITY

PROGRAM

CODE

A = Helps solve serious problem
 B = Effectively addresses the problem
 C = Implementation cost now affordable
 D = Prompt implementation will cost less than delay
 E = Will increase unit cost
 F = Will continue unit supply
 G = Uses existing technology
 H = Has political support
 X = Yes
 N = No
 ? = No answer

PROGRAM	OVERALL PRIORITY	DETAILED EXAMINATION OF PROGRAMS											
		A	B	C	D	E	F	G	H				
		Y	N	?	Y	N	?	Y	N	?	Y	N	?
OBJ 1	P (1) High	X		X	X	X	X	X	X		X		X
	P (2) High	X	X	X	X	X	X	X	X		X		X
	P (3) Low	X	X	X	X	X	X	X	X		X		X
	P (4) High	X	X	X	X	X	X	X	X		X		X
	P (5) Medium	X	X	X	X	X	X	X	X		X		X
	P (6) Medium	X	X	X	X	X	X	X	X		X		X
	P (7) Low	X	X	X	X	X	X	X	X		X		X
	P (8) Medium	X	X	X	X	X	X	X	X		X		X
	P (9) Medium	X	X	X	X	X	X	X	X		X		X
	P (10) Medium	X	X	X	X	X	X	X	X		X		X
OBJ 2	P (11) High	X	X	X	X	X	X	X	X		X		X
	P (1) High	X	X	X	X	X	X	X	X		X		X
	P (2) High	X	X	X	X	X	X	X	X		X		X
	P (3) Medium	X	X	X	X	X	X	X	X		X		X
	P (4) Low	X	X	X	X	X	X	X	X		X		X
	P (5) Medium	X	X	X	X	X	X	X	X		X		X
	P (1) Medium	X	X	X	X	X	X	X	X		X		X
	P (2) High	X	X	X	X	X	X	X	X		X		X
	P (3) Medium	X	X	X	X	X	X	X	X		X		X
	P (4) Low	X	X	X	X	X	X	X	X		X		X
OBJ 3	P (1) Medium	X	X	X	X	X	X	X	X		X		X
	P (2) High	X	X	X	X	X	X	X	X		X		X
	P (3) Medium	X	X	X	X	X	X	X	X		X		X
	P (4) Low	X	X	X	X	X	X	X	X		X		X
	P (1) Medium	X	X	X	X	X	X	X	X		X		X
	P (2) High	X	X	X	X	X	X	X	X		X		X
	P (3) Medium	X	X	X	X	X	X	X	X		X		X
	P (4) Low	X	X	X	X	X	X	X	X		X		X
	P (1) Medium	X	X	X	X	X	X	X	X		X		X
	P (2) High	X	X	X	X	X	X	X	X		X		X

DETAILED EXAMINATION OF PROGRAMS

CODE

PROGRAM	OVERALL PRIORITY	A B C D E F G H											
		Y	N	?	Y	N	?	Y	N	?	Y	N	?
OBJ 4	P (1) Medium	X			X			X			X		X
	P (2) Low	X	X		X			X			X		X
	P (3) Medium	X	X		X			X			X		X
	P (4) High	X			X			X			X		X
OBJ 5	P (1) Medium	X	X		X			X			X		X
	P (2) High	X	X		X			X			X		X
	P (3) Medium	X			X			X			X		X
	P (4) Low	X	X		X			X			X		X
	P (5) Medium	X	X		X			X			X		X
	P (6) Medium	X	X		X			X			X		X
	P (7) High	X			X			X			X		X
OBJ 6	P (8) Medium	X			X			X			X		X
	P (9) Low	X	X		X			X			X		X
	P (10) Medium	X	X		X			X			X		X
	P (11) High	X			X			X			X		X
	P (12) High	X	X		X			X			X		X
	P (1) Medium	X	X		X			X			X		X
	P (2) Medium	X	X		X			X			X		X
	P (3) High	X			X			X			X		X
OBJ 6	P (4) Medium	X	X		X			X			X		X

A = Helps solve serious problem

B = Effectively addresses the problem

C = Implementation cost now affordable

D = Prompt implementation will cost less than delay

E = Will increase unit cost

F = Will continue unit supply

G = Uses existing technology

H = Has political support

X = Yes

N = No

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DETAILED EXAMINATION OF PROGRAMS

CODE

A = Helps solve serious problem
 B = Effectively addresses the problem
 C = Implementation
 D = Prompt implementation will cost less than delay
 E = Will increase unit cost
 F = Will continue unit supply
 G = Uses existing technology
 H = Has political support
 X = Yes
 N = No
 ? = No answer

PROGRAM	OVERALL PRIORITY	A B C D E F G H															
		Y	N	?	Y	N	?	Y	N	?	Y	N	?	Y	N	?	
OBJ 6 Cont'd	P (5) Low	X			X			X			X			X			
	P (6) Low	X			X			X			X			X			
	P (7) Medium	X			X			X			X			X			
	P (8) High	X			X			X			X			X			
	P (9) High	X			X			X			X			X			
	P (10) Low	X			X			X			X			X			
	P (11) Medium	X			X			X			X			X			
	P (12) Medium	X			X			X			X			X			
	P (13) Medium	X			X			X			X			X			
	P (14) High	X			X			X			X			X			
OBJ 7	P (15) High	X			X			X			X			X			
	P (16) Medium	X			X			X			X			X			
	P (1) Low	X			X			X			X			X			
OBJ 8	P (2) Low	X			X			X			X			X			
	P (1) Medium	X			X			X			X			X			
	P (2) Medium	X			X			X			X			X			
OBJ 9	P (3) Medium	X			X			X			X			X			
	P (1) Medium	X			X			X			X			X			
	P (2) Medium	X			X			X			X			X			
	P (3) High	X			X			X			X			X			

V. ADMINISTRATIVE ACTIONS

A. PUBLIC PARTICIPATION

Prior to submission of the Housing Element to the State for preliminary review in July, 1984, the Planning Commission conducted several public hearings on the draft of the Housing Element. Participants in this workshop were drawn from throughout the community. 150 different representatives of interested groups and industries were invited to attend. The assistance of City Council members in eliciting participation from their constituencies assured a broad representation of citizen interest. A Citywide press release was sent to all major media sources to invite public attendance at the initial public workshop.

A more formalized public participation process was utilized for plan development subsequent to the preliminary submission of the plan to the State. This process is outlined below.

The Planning Department:

- Step 1 - Identified 150 "Potentially Affected Interest" groups with specific concerns about housing in the City.
- Step 2 - Sought active participation through written review of housing elements on two occasions by each public and private organization in the review of the Housing Element.
- Step 3 - Forwarded drafts of the proposed Housing Element to business, civic, and citizen organizations for their review before Council and Mayoral approval.
- Step 4 - Sent copies of draft housing plan to all major City departments with housing implementation responsibilities for review and coordination.
- Step 5 - Met with business, civic and citizen organizations to review comments and recommendations regarding proposed amendments to the Housing Element.
- Step 6 - Secured public hearing by City Planning Commission.
- Step 7 - Incorporated proposed changes into the Housing Element.
- Step 8 - Secured review and public hearing by Planning and Environment Committee of City Council.
- Step 9 - Secured review, public hearing and adoption by City Council and Mayor.
- Step 10- Printed and distributed final copies of the Revised Housing Element to all participating businesses, civic, and citizen organizations and, as requested, to the public at large.

B. INTERGOVERNMENTAL COORDINATION

This Housing Element is the coordinating document for long-range housing policies and programs for the City of Los Angeles. The Planning Department has estimated and projected housing needs through a variety of sophisticated procedures. Implementing agencies have provided information on the status of existing projects and prospects for the future. Finally, the policies and programs in Chapter IV have been developed through extensive consultations with groups representing producer and consumer interests, as well as affected City departments and bureaus. This comprehensive approach will be continued in annual reports to the City Council and in periodic updates.

In order for the Housing Element to be a meaningful document, each City department affected by the plan will be expected to refer to the program section for implementation. In addition, the policies of the plan should be referred to in determining future actions to ensure consistency with overall adopted City housing policy.

One of the purposes of the Housing Element is to assure governmental coordination of housing research and programs. Toward this end the Housing Element explains the housing research and programs within the City and describes the role of the entities involved with each of these.

In addition to the preliminary state review and public participation procedures discussed in Section A above, the internal review process through which the Housing Element will routinely pass will subject it to review by the General Plan Advisory Board, the Planning Commission, and the Planning and Environment Committee of the City Council before going to the full Council and the Mayor.

The governmental agencies that have a significant interest in housing are identified below. Major outside governmental jurisdictions will be given the opportunity to review the City's new Housing Element. Internal City review will include all major municipal agencies. The role of most of these agencies is discussed in the Housing Element and includes the following levels of governmental review:

2. City of Los Angeles

- 1) City Planning Department
- 2) City Housing Authority
- 3) Community Development Department
- 4) Community Redevelopment Agency
- 5) Department of Building and Safety
- 6) Department of Public Works
- 7) Mayor's Programs for the Handicapped
- 8) Mayor's Office of Economic Development

- b. Adjacent cities
- c. County of Los Angeles--Regional Planning Commission
- d. Southern California Association of Governments
- e. State of California--Department of Housing and Community Development
- f. United States Government--Department of Housing and Urban Development

C. CONSISTENCY OF THE HOUSING ELEMENT WITH THE GENERAL PLAN

The Housing Element is one of nine required elements of the City's General Plan. The State "Guidelines" specifically require that "other General Plan elements must be reviewed, and any inconsistencies or incompatibilities resolved." The goal is to ensure coordination between all General Plan elements and the Housing Element.

Present Level of Plan Consistency

Concept, Los Angeles and the Citywide Plan provide the fundamental background for the General Plan and future planning in the City. Concept, Los Angeles is a statement of long-range goals for the form and development of the City. The Citywide Plan contains the policies and programs to be implemented during the next 20 years to achieve the goals set forth in Concept. As such, the Citywide Plan includes policies and programs involving land use, i.e. housing, commerce, industry, open space, circulation, service systems, and the environment.

A key feature in Concept, Los Angeles is the idea of encouraging the concentration of future development throughout the City in "Centers". The emphasis on Centers will favor the concentration of residences, businesses, public service facilities, schools, and parks, while maintaining the low-density, single-family residential character of the City's existing suburban areas. Concentration will minimize adverse impacts on the environment by discouraging future urban sprawl and encouraging the preservation of open space. Energy efficiency will also be encouraged by the Centers approach.

The Planning Department is currently engaged in a major study, the Centers Implementation Project, to target new growth into selected areas throughout the City. This work will carry out Concept, Los Angeles.

The Housing Element will serve as a guide to the housing portion of each community plan. As such, the element contains data and forecasts of residential density and other pertinent parameters for all areas of the City. The community plans, in turn, will provide more specific detail on unique community needs and resources, including provision of adequate services, appropriate areas for the encouragement of particular densities, and abatement of hazards. The Community Plans are considered to be the Land Use Element of the General Plan.

The following exhibit indicates the overall framework of the City's General Plan with which the Housing Element will conform. Exhibit "A" provides a list of the elements of the City's General Plan. It illustrates the basic relationship of the nine mandated elements to the four areas of fundamental issues in the Housing Element and lists those policies of other General Plan elements that directly affect housing. This appendix also includes an evaluation of the effects of the policies on the housing supply in the City.

Conclusions

There are a number of conclusions to be reached from the comparison of existing policy statements on housing with other Citywide elements and the Housing Element policies:

1. There are no apparent inconsistencies between various adopted policy statements and the policies proposed in the Housing Element. While each element has a different emphasis, there is no evidence of policies working at cross purposes.
2. Certain policies in some of the environmental elements, such as the Conservation and Seismic Safety Plans, will increase the cost of new housing, relocation, or rehabilitation. As an example, structural improvements to earthquake-prone unreinforced masonry buildings could eventually affect 70,000 people living in such structures.

Restrictions on grading and density in the Santa Monica Mountains will greatly reduce the maximum permitted development in that area. Upper-middle and upper income families are likely to be most affected by projected cost increases because only these groups can afford the increased design and construction features in this environmentally sensitive and prestigious area.

3. The policies contained in the Housing Element reflect and reinforce the environmental policies of other General Plan elements. For example, programs in other plans that emphasize improved public transportation will increase the mobility of the poor, the elderly, and the handicapped, who are the most constrained in housing choice. On the other hand, the clustering of new housing with other activities will foster job opportunities and improved health care because of greater accessibility.
4. The maximizing of housing production is not an end in itself. Shelter exists within a system of urban needs that are interrelated. A balance among the various components of the local system must be maintained. This is recognized by the proposal to phase housing development to the adequate provision of necessary public facilities, services, and utilities. This Plan also acknowledges the need to establish minimum housing quality standards which can reduce some long-range housing costs. For example, proper insulation will reduce energy costs.

Other General Plan elements define and expand the conditions that are necessary for adequate shelter. Locating housing in dangerous areas, such as those with geological problems or in locations subject to unhealthful conditions, is counter-productive to improving the overall

quality of the local housing stock. The City is as equally concerned with the quantity as it is with the quality of residential units. Through a comprehensive appraisal of the City's housing problems, various General Plan policies can be effectively utilized in meeting the housing needs of all economic and social segments of the City.

5. The policies contained in the Housing Element which embrace the housing policies of the California Coastal Act of 1976 are reflected in the City's Local Coastal Plan (LCP). The LCP, when certified by the California Coastal Commission in 1981, will be integrated into the appropriate Community or District Plans. Although tailored to the needs of coastal areas, all LCP housing goals, policies, and programs will be consistent with those in the Housing Element and will be drawn from goals, policies, and programs which will be effective and available Citywide.

EFFECTS OF THE HOUSING ELEMENT ON HOUSING-RELATED POLICIES OF OTHER MANDATORY GENERAL PLAN ELEMENTS

KEY

- A) No new restriction on housing supply.
- B) No new restriction on housing supply but some increase in housing cost possible.
- C) Temporary restriction on overall housing supply possible.
- D) Permanent restriction on overall housing supply possible.

NOISE POLICIES

Impact

- A 1) Noise surveys should be conducted to aid in determining land use policies.
- B 2) Acoustical privacy should continue in new multi-family dwellings.
- D 3) In areas subject to unusual, loud, or continuous noise, population densities and building intensities should be regulated to protect occupants from noise.

CONSERVATION POLICIES

- C 1) In areas identified as having wastewater facility deficiencies, the City should restrict future development, deny zone changes to higher densities and/or intensities, subdivisions, and conditional uses until these deficiencies are corrected.
- D 2) The City should restrict uses on lands subject to inundation.
- C 3) The City should continue to limit and restrict the issuance of permits for septic tanks and require sewer connection as sewers are available.

- D 4) Hillside areas of the City should be controlled and regulated in order to minimize grading and flood control projects and to limit sedimentation and soil erosion.
- D 5) Zoning provisions should be enacted or revised to better control uses of privately owned open space areas and to encourage the establishment of an open space zone.
- D 6) The City should provide maximum protection for the Angeles National Forest by utilizing zoning controls to prevent inappropriate uses on adjacent private land.
- A 7) All development within the areas of potential soil erosion hazard should continue to meet soil test criteria and standards and procedures required by the Bureau of Engineering and the Department of Building and Safety.
- D 8) In areas of high erosion potential, development should be minimized or avoided.
- D 9) The City should consider soil capability and limitations when evaluating zone change requests.
- D 10) The City should assure that agricultural land use is maintained where so designated by the General Plan.
- D 11) The City should restrict land uses in important wildlife habitat areas.
- A 12) Tentative subdivision maps in key wildlife areas and/or ecologically important areas should be submitted to the appropriate agency for review of possible damage to wildlife habitat and violation of laws with respect to endangered species.
- B 13) Endangered archaeological and paleontological sites should be protected by an ordinance that provides for permits, procedures, and provisions for salvage excavations.
- B 14) Plans and programs that increase energy efficiency and minimize energy utilization by residential, commercial, or industrial users should be encouraged.

OPEN SPACE POLICIES

- D 1) Ecologically important areas should be kept in a natural state to the maximum extent feasible.
- B 2) Alteration of drainage patterns should be minimized in the development of any land in mountain areas.
- D 3) Stream and wash areas should be conserved, except where improvements are necessary to protect life and property in developed areas.
- D 4) Cultural and historical monuments located on Open Space Lands should be preserved.

- D 5) The amount of earth moved in grading operations within desirable open space areas should be limited and closely controlled. Aesthetic considerations should be incorporated into the City's approval of grading plans in these areas.
- D 6) Subdivision and zoning regulations should provide standards emphasizing natural and topographic values and constraints through density and/or intensity limitations, establishment of access standards, availability of public services, consideration of natural hazards, employment of aesthetic and safety aspects of grading practices and environmental preservation. These considerations are especially important with respect to preservation of vegetative cover and minimization of sheet erosion.
- D 7) Zoning provisions to better control uses of privately owned open space areas should be enacted or revised to include the establishment of an open space zone, which should provide for appropriate uses of open space consistent with this plan.
- A 8) Private development should be encouraged to provide ample landscaped spaces, malls, fountains, rooftop green areas, and other aesthetic features that emphasize open space values through incentive zoning practices or other means.
- D 9) Where development is allowed in ecologically important areas, the intensity of development should be kept at a minimum consistent with reasonable uses of the land. All measures should be taken to protect these areas, including buffering ecologically important areas from conflicting or detrimental uses.
- D 10) Hazardous open space areas, including property especially subject to fire, steeply sloping hillsides, and geologically unstable lands, are threats to the public safety. Proposals for their use should be evaluated in light of more restrictive grading requirements, better provision for access, and lower densities and/or intensities of development.
- A 11) The City should provide for density transfers or reallocations to private land owners in order to secure and/or preserve open space areas, green belts, parks, and cultural, historical, and scenic features.
- B 12) Private development that occurs in proximity to desirable open space areas should include roads and trails adequate to serve both that development and the immediately adjacent recreation and open space areas.
- A 13) The City should encourage that appropriate open space be retained or created in Federally-assisted programs, such as Model Cities, Urban Renewal, and Neighborhood Development Program Areas.
- A 14) Impact areas should receive priority of funding for open space purposes, particularly with respect to providing recreational facilities.

SAFETY POLICIES

- A 1) All new development in mountainous brush areas shall be supplied with an adequate water supply and be provided with streets to accommodate emergency vehicles or traffic that may be generated by evacuation necessitated by fire.
- B 2) Temporary fire protection facilities may be required by the Fire Department during building construction.
- A 3) Large condominium and townhouse complexes, high-rise structures, and other large developments shall be provided with adequate fire protection systems and devices.
- A 4) Immediate and safe access to all areas of development should be provided for firefighting personnel.
- B 5) Buildings should be designed to compensate for geologic hazards and meet varying requirements based on risk, type of occupancy, and location.
- D 6) Building permits should be withheld from construction on sites of designated geologic hazard until such time as protection of life and limb can be established.
- D 7) Geologic hazard should be a basis for designating and maintaining low densities or preventing development altogether on slopes of questionable stability.

SEISMIC POLICIES

- D 1) Geologic and seismic criteria and soils information should be used as determinants of appropriate new development and types of construction in designated study areas.
- B 2) Buildings that do not meet requirements for seismic safety should be strengthened or demolished in an orderly manner.
- B 3) Priorities for seismic upgrading of existing buildings should be based on hazard to life, type of occupancy, the location of the structure, and the capability of the structure to withstand earthquake forces.
- B 4) Residents of hillside lots should be encouraged to take steps to reduce the risk of landslides by proper maintenance.

CITYWIDE PLAN POLICIES

- D 1) Maintain balance between land use, circulation capacities, and service systems.
- D 2) Preserve low densities where appropriate.
- B 3) Promote rehabilitation where appropriate.
- A 4) Encourage low-income housing throughout the City.

- 5) Utilize all available government assistance housing programs.
- A 6) Locate housing for the elderly with convenient access to transportation facilities.
- A 7) Encourage use of planned residential development.
- A 8) Encourage use of new concepts in housing design and technical innovations.
- B 9) Provide open space for recreation and soundproof multiple dwellings.
- A 10) Revise tax laws to provide incentives to property owners to make improvements.
- A 11) Assure availability of an adequate quantity of quality relocation housing.

SCENIC HIGHWAYS POLICIES

- D 1) Corridor Plans for each Scenic Highway should be prepared and adopted to establish corridor boundaries and development controls in harmony with each corridor's individual scenic character.
- C 2) On designated Scenic Highways, where a Corridor Plan is called for and the Corridor Plan has not yet been adopted, reasonable interim control measures should be applied on a case-by-case basis where necessary to meet the objectives, standards, and criteria of this Plan. Such measures should be applied to applications including subdivisions, parcel maps, zone changes, conditional uses, zone variances, and public works approvals. These measures would include the following: appropriate landscaping; contour grading; screening, if appropriate; hiking, bicycle, and equestrian trails; view protection; and provisions of scenic turnouts, vista points, rest stops, and other complementary facilities.
- D 3) The City's system of Scenic Highways should be coordinated, where possible, with systems proposed by adjacent cities, the County, and regional and State agencies.
- A 4) The City's system of Scenic Highways and Corridors should accommodate various forms of transportation, including bike routes and recreational, equestrian, and hiking trails, where compatible with safety, established standards and criteria, and scenic characteristics.
- B 5) Scenic features should be recognized as valuable City resources, important to a healthy, viable environment and to the well being of all citizens.
- B 6) Scenic Resources, including natural and man-made features, should be identified, preserved, and enhanced.
- A 7) The visual environment in those areas of the City without evident Scenic Resources should be improved through development of man-made scenic features.

- A 8) Individual citizens and private organizations should be made aware of opportunities to enjoy, protect, and develop the City's Scenic Resources.
- D 9) Affected City agencies should develop policies, regulations, standards, criteria, and procedures necessary to implement the intent and provisions of this Plan.

CIRCULATION

No written policy document currently exists, although a periodically revised map of Highways and Freeways exists to guide City policy planning.

FUTURE PLAN REVISIONS

Formal Consistency. The present level of consistency among the various Elements of the General Plan is satisfactory insofar as there is a formal, explicit recognition in each element that reference be made to the other elements. As noted above, however, there are variations in emphasis among the plans. To a degree, this can be seen as a recognition of the variation of emphasis among the areas served by the plans and indicates a conscious policy to reflect actual situations in each plan area.

Functional Plan Integration. Concept, Los Angeles provides an organizing framework to carry plan consistency beyond its present formalized status toward a genuinely functional integration of the various Elements of the General Plan. Functional plan integration will require that future revision and amendment of Plan Elements include a procedure for bringing them entirely into accord with the policies and objectives of the Citywide Housing Element and Concept Los Angeles Plan. Part of this can be accomplished incrementally as a function of the periodic revision of plan elements. A necessary initial step in functionally integrating the Elements of the General Plan will be an updating and refinement of the Concept, Los Angeles Plan. Sufficient time has elapsed since its adoption for a determination to be made of the areas in which it was accurate in its predictions and those areas which did not develop as anticipated.

Zoning Adjustments

A major area of concern in terms of plan consistency is that an explicit, conscious effort be made to assure that on-going zoning adjustments in community plans, as well as those mandated by AB 283, be conducted in a manner consistent with both the Housing Element and Concept, Los Angeles. The convergence of a statutorily-mandated deadline to complete the on-going zoning adjustment process and the updating and revision of the Housing Element provides a unique opportunity to revise the Concept, Los Angeles Plan in the context of concrete plans that include definitive implementation mechanisms.

The residents of the City have expressed a preference for conserving the present relatively low-density character of residential neighborhoods. However, the prospect of enhanced property values makes many property

owners reluctant to relinquish the potential for increased density on their property due to excess zoning and plan capacity. The Concept, Los Angeles Plan provides a necessary planning and political context for apportioning the growth that will occur in Los Angeles in the most equitable and environmentally sound manner. By encouraging growth in Centers, the overall impacts of new development can be mitigated and serviced in the most cost-effective manner. Encouraging lower density sprawl would be contrary to the Concept Plan and the overall interests of the City as a whole.

Consistency with the City AQMP (Air Quality Management Plan)

The City's AQMP contains explicit guidelines regarding the character of future growth and development in Los Angeles. In order to be consistent with the AQMP, public development efforts should maximize a reliance on public transit and promote maximum adjacencies among residential, employment, commercial, and recreational land uses. In addition, the Housing Element should pay particular attention to provisions in the AQMP regarding location of pollution-sensitive receptors.

D. ENVIRONMENTAL REVIEW

The City developed justification, based on an Initial Assessment, to permit a Negative Declaration to be issued.

E. RESOLUTION OF ADOPTION

See APPENDIX F.

F. PROVISION FOR UPDATE

The State Guidelines (Section 6472) provide for a formal periodic update of the Housing Element (5 years) and suggest a more frequent informal annual update. The Guidelines suggest incorporating a yearly report on housing elements (Government Code Section 65400(b)). If staff and resources are available, an update may be done.

Monitoring and Implementation. A Plan monitoring and implementation system is proposed below, based on available resources.

- a. Plan Consistency. The monitoring system will assess consistency between the Housing Element and future updates of Concept, Los Angeles and the 35 Community Plans.

Future work undertaken by the Planning Department on specific plans or limited neighborhood studies within a community will refer to appropriate programs in the Housing Element.

- b. Program Implementation. The monitoring system will provide detailed information on each program in the housing element.

This information will form the basis for the mandatory update of the housing element which must include the following:

- 1) An evaluation of the effectiveness of the housing programs in reaching established goals and objectives.

- 2) An identification of plans that the locality has undertaken since the last update or intends to implement in the future.
 - 3) An identification of current plans that have been discontinued since the last update or that are to be discontinued.
- c. Monitoring Procedures. Procedures and a reference manual will be developed by the Planning Department, Citywide Section, to ensure both plan consistency and program implementation.
- 1) In evaluating the effectiveness of local community housing strategies, the Planning Department may propose the application of existing Housing Element/HCD programs or new programs to particular areas within a community plan area, based on needs assessments more detailed than those limited to census tract levels. In addition, the Planning Department may also attempt to help determine needed housing programs for particular communities or implement needed housing programs. This will occur through Planning Department bids on Requests for Proposals issued by the Community Development Department, which currently fund projects to outside consultant firms.
 - 2) Procedures will be developed for program monitoring that will provide specific information on the progress toward implementation of each program in the Housing Element. An annual summary of the progress being made toward implementing the Housing Element programs will be submitted to the City Council, Mayor, and State Department of Housing and Community Development. Each City agency with implementation responsibility will be asked to report briefly on the status of each of its programs. A simple report form will be developed to expedite the reporting process.
 - 3) Information provided by the Chief Legislative Analyst's Office on the implementation of Federally-funded programs will be incorporated into the annual progress report on the Housing Element. Monitoring procedures developed by the CLA will be utilized in evaluating other Housing Element programs.

G. INTEGRATION AND CITY PLANNING

Integration is the result of choice by individuals to live in heterogeneous neighborhoods, where there is diversity of ethnic, racial, age, income, and other social characteristics. The role of government is not to mandate more or less integration in housing but rather to expand the options for choice. Government can improve the climate for integration by promoting diversity in housing types and prices, improving transportation, and increasing the availability of jobs, public services, and funding for home acquisition and maintenance.

Integration of all socioeconomic segments of the population is promoted by this Housing Element through consistent advocacy of goals, policies, and programs contributing to wider housing opportunity throughout the City. In this regard, the Housing Element maintains consistency with zoning adjustments being undertaken by the Planning Department and the policies and programs

presented in the Citywide Plan, which derive from goals to broaden the range of housing choice enunciated in Concept, Los Angeles. Integration was established as official policy with the adoption of Concept, Los Angeles in 1974, which followed several years of public discussion and opinion research.

Concept, Los Angeles promotes a diversity of housing opportunity as a long-term goal for the City by promoting concentration of future development in socially and economically integrated nuclei, known as "Centers". Centers are envisioned as spatially discreet, efficiently interconnected areas, containing a wide range of housing types, services, and businesses. Broad housing opportunity would be expected to result from increasing the availability of townhouses and apartments geared to a wide variety of household sizes, compositions, and incomes. Special security and accessibility features would be encouraged for elderly and handicapped residents; adequate recreational and educational facilities would be available for all age groups.

Policies and programs to achieve the "Centers" goals of Concept, Los Angeles are embodied in the elements relating to land use, circulation, service systems, and the environment in the Citywide Element. The most significant measures include density modifications, public facilities and services concentration, energy conservation, open-space preservation, and, particularly, public transportation improvements. Plan elements have advocated significant modernization of the public transportation system through such features as development of the Wilshire Boulevard starter rail line.

The individual community plans encourage variety in housing types to promote wider housing opportunity throughout the City. A widening of the range of housing types is promoted principally through density controls. Although density rollbacks are being implemented, adequate plan capacity will continue to exist to permit the continued construction of multiple-family units throughout the City.

The Housing Element encourages the continuation of important local efforts to maintain existing low-/moderate-income housing and augment the supply through vigorous application of the Housing and Community Development Block Grant Program. The HCD program has enabled a multiplicity of City agencies, such as the Building and Safety Department, the Community Development Department, the City Redevelopment Agency, and the Housing Authority, to provide critically needed programs in relocation, building conservation and rehabilitation, rent subsidization, neighborhood revitalization, and public housing construction. To insure that subsidized units will be distributed widely throughout the City, the Housing Element will incorporate Fair Share Allocation measures, as required in the State Housing Element Guidelines and the Federal Housing Assistance Plan Guidelines. The Housing Element also supports ongoing City programs that increase housing opportunity through general economic development, involving the coordinated efforts of the Community Development Department, the Community Redevelopment Agency, and the Mayor's Office of Economic Development. The City has undertaken four commercial-industrial renewal projects (Wilmington, Pico-Union I & II, and the Produce Market) through the Federal Urban Development Action Grant Program to broaden the economic base and create new jobs. The Mayor's Office of Economic Development also has an active program to retain employment by assisting individual companies operating in the City to overcome problems that might otherwise lead to relocation in other jurisdictions.

The Housing Element promotes increased housing opportunity through support for equal housing legislation, including the Rumford Fair Housing Act, the Unruh Civil Rights Act, and the Holden Anti-Redlining Act. Moreover, the plan advocates invocation of sanctions, such as withdrawal of deposits or pursuit of civil damages, against real estate and financial institutions that illegally restrict housing choice in the City. Los Angeles continues to financially support the Fair Housing Congress and its complaint resolution efforts that address discrimination complaints.

Local legislation is proposed to broaden housing opportunity. It is recommended that a comprehensive Affordable Housing Production Incentives Ordinance be enacted, which will incorporate the Bernardi 15% Ordinance, as well as other approaches to increase the supply and widen the distribution of low-/moderate-income units.

The above measures represent a good faith effort by the City, and the Planning Department in particular, to undertake and support local strategies to improve conditions facilitating greater integration. Local efforts must be looked on as part of a national effort requiring commitments from all levels of government and the private sector to make incremental changes that lead to equal housing opportunity for all citizens.

GLOSSARY

CDD

Community Development Department, City of Los Angeles.

CHA

Housing Authority of the City of Los Angeles.

CRA

Community Redevelopment Agency, City of Los Angeles.

COMMUNITY APARTMENT PROJECT

A residential development in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon, as defined by Section 11004 of the California Business and Professions Code. Also known as a cooperative apartment.

CONDOMINIUM

An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space, as defined by Section 783 of the California Civil Code.

CONDOMINIUM CONVERSION PROJECT

A multiple-residential development in which an existing multiple-residential building is converted to condominium or community apartment project.

HCD

Housing and Community Development Act of 1974.

HOUSING QUALITY

Descriptive terminology is defined as follows:

Sound Housing - Units not in need of rehabilitation, repair, or demolition

Units needing rehabilitation - In need of minor maintenance or repair, such as cosmetic repairs, painting, window and door repairs, etc.

Substandard units - In need of significant repair of structures, plumbing, or electrical systems, etc.

Substandard units - Incapable of rehabilitation - in need of demolition.

IMPLEMENTATION STRATEGY

Specific statements regarding program implementation, including identification of responsible agencies and deadlines.

MEDIAN FAMILY INCOME

According to the Department of Housing and Urban Development the Median Income for the Los Angeles-Long Beach SMSA was \$27,375 for a family of four for the year 1983.

INCOME

Very low - Below 50% of the median income

Low - 50-80% of the median income

Moderate - 81%-120% of the median income

IN-FILL HOUSING

A program to place decent, safe, and sanitary homes on scattered vacant sites throughout the City.

OBJECTIVE

Statement of a certain achievable status regarding an aspect of the housing field toward which programs, policies, and implementation strategies should be directed.

POLICY

General statement of a direction of course of action (public or private agency or individual) to improve an aspect of the housing field.

PROGRAM

Specific statement or procedure of action a public or private agency or individual should do to improve an aspect of the housing field.

RENT (GROSS)

The amount that a tenant pays for the use of a housing unit plus the amount paid for electricity, gas, and water.

RENT (NET)

The amount that a tenant pays for the use of a housing unit which does not include utilities.

RESIDENTIAL DENSITY

Standards for residential densities are defined in the chart below:

TABLE 29
RESIDENTIAL DENSITY STANDARDS

Density	Dwelling Units Per Gross Acre*	Persons per Gross Acre	Preferred Locations
Very Low	3 or less**	12 or less	Remote suburbs and mountains
Low	3+ to 7	10-30	Suburbs
Low-Medium	7+ to 24	20-75	Fringes of Centers; Regional Core; Sub- urbs near Commercial areas
Medium	24+ to 40	50-100	Centers; Suburbs near commercial areas and on some highways
High	40+ to 80	80-160	Centers
Very High	80+	160 and above	Core of Centers

* Gross Acreage includes streets.

** This column does not indicate policy but is for statistical purposes only. It illustrates the approximate range of population densities which could be expected.

APPENDIX A

ROLES OF CITY AGENCIES IN HOUSING AND COMMUNITY DEVELOPMENT

There are several City departments and agencies involved with various aspects of housing. A brief summary of their functions within the scope of the Housing Element is listed below. These relationships are shown graphically on Table 33. The agencies are grouped according to their basic functions.

LONG-RANGE PLANNING FUNCTION (5, 10, 20 Years)

City Planning Department

The Planning Department serves a staff function to the Mayor and City Council. Housing is influenced at various levels by the Department. First, the Department is responsible for producing a General Plan which includes a Housing Element. Various Community and District Plans provide the Land Use Element of the General Plan. The Department is also responsible for development of the City's zoning and subdivision ordinances, which affect the placement of the housing stock created.

Through the comprehensive planning process, the Department defines the needs of the various communities of the City. This would include analysis and a projection of needs. The analysis and recommendations are then provided to the Housing Division of the Community Development Department, which prepares program packages to meet the identified needs. The Planning Department will evaluate the effectiveness of potential programs in meeting identified long range needs. The Department also provides review and evaluation of Housing and Community Development programs for consistency with the General Plan. In the designation of redevelopment survey areas, the Department serves in a joint role with the Community Redevelopment Agency.

SHORT-RANGE PLANNING FUNCTION (less than 5 years)

Community Development Department

The Community Development Department facilitates the City's participation in Federally-assisted social and economic programs. CDD's primary function is to ascertain community development needs, comprehensively plan, and monitor Federally-funded programs in blighted or low- and moderate-income areas of the City. CDD also monitors and reviews Federal, State, and Local legislation that has impact on the City's housing programs and planning process.

This planning process involves analysis of data, assimilation of information from City agencies; year-round coordination of the Citizens Unit for Participation in Housing and Community Development; proposing community development activities, including housing, recreation, social, and economic programs; preparing annual Block Grant and Urban Development Action Grant Applications; and monitoring the disbursement of Federal funds.

DATA SYSTEMS SUPPORT FUNCTION

Data Support Unit, Community Development Department

The research unit is responsible for the identification and monitoring of those physical, economic, and social forces that contribute to housing problems. In addition, they assist in the analysis of program recommendations by supplying relevant data and in the development of an evaluation methodology for housing programs.

Data Support Unit, City Planning Department

The Planning Department Data Support Unit is charged with preparing the City's official annual Population and Housing Estimate. It also provides a variety of data support activities to both City Planning Department users and users in other Departments, as well as outside agencies. Such support focuses on the development of land use statistics from the LUPAMS file and other sources. In addition, this Unit acts in the role of advisor to the Department on a variety of research and system development projects.

IMPLEMENTATION FUNCTION

Building and Safety Department

The Conservation Bureau of the Department inspects buildings which have complaints filed against them for failure to meet City building standards. They also enforce the Seismic Safety Ordinance and work with owners to strengthen pre-1933 buildings.

Division of Right of Way and Land, Bureau of Engineering

Among the responsibilities of the Division is to administer the Relocation Assistance Program of the City of Los Angeles. The program involves determining rehousing needs and providing relocation assistance to individuals, families, and businesses displaced by City action.

The Relocation Section of the Division of Right of Way and Land is the agency responsible for all aspects of the relocation program (planning, implementation, and execution) for all City departments with the exception of the three non-Council controlled departments. These three departments avail themselves of the services of the Relocation Section by contractual agreement.

City Housing Authority (CHA)

The Housing Authority has the responsibility to provide decent, safe, and sanitary housing at rental rates that low-income persons can afford. This is being accomplished by maintaining low-rent housing developments and leased housing units. The Authority will be developing additional housing under the HCD Section 8 Program. Persons displaced by CRA projects receive first priority from the Housing Authority if units are available. The Housing Authority and the Community Redevelopment Agency are jointly cooperating in developing and managing new housing units for low and low-moderate income tenants in redevelopment areas.

Community Redevelopment Agency (CRA)

The Community Redevelopment Agency, with the approval of the City Council and with authority flowing from local, State and Federal laws, manages and operates the City's urban redevelopment program. This program is designed to preserve and improve structures and neighborhoods in conformance with the City's official plans or to remove blighted conditions if those conditions are so far advanced that they endanger the public health and safety.

The Agency is authorized to prepare community development project plans, to acquire property, to help to relocate the occupants of project properties, to preserve and improve existing neighborhoods, to remove blighted structures, to install streets and other public improvements, to market project-area land for a variety of purposes, and to develop new and rehabilitated housing units. (The methods the Agency uses to develop new and rehabilitated housing units are outlined under III, Profile of Housing Activities, above.)

As of January 1, 1984, the Agency was carrying out operations in fifteen redevelopment project areas: Adams/Normandie, Bunker Hill, Hoover, Watts, Little Tokyo, Central Business District, Normandie/5, Pico Union I, Pico Union II, Beacon Street (San Pedro), Los Angeles Harbor Industrial Center (Wilmington), Monterey Hills, Chinatown, North Hollywood and Rodeo/La Cienega. New or rehabilitated housing units have been produced or are scheduled to be produced in fourteen of these areas; no housing construction is planned in the Harbor Industrial Center Project area. (A summary of these housing production activities may be found under III, Profile of Housing Activities, above.)

At the request of the City Council, the Agency also was examining, as of January 1, 1984, the possibility of recommending a redevelopment project in the Hollywood District. It was expected that this project would include residential rehabilitation and construction.

Community Development Department (CDD)

The Community Development Department facilitates the City's participation in Federally assisted housing and socioeconomic programs. The primary function is to coordinate and assimilate the information of various City Departments and other agencies for the Housing and Community Development (HCD) Program; initiate and maintain the Citizen Advisory Committees in each project area in which a Housing and Urban Development Department (HUD) assisted program is in process; and to propose and monitor housing programs and all related community development activities, such as recreation and social, economic, and environmental considerations. As such, CDD is responsible for the identification and monitoring of those physical, economic, and social forces which contribute to obsolescence and blight in the City. In addition, the Community Development Department is responsible for the identification of "need", overall planning, program monitoring, and evaluation necessary for the City's yearly Federal grant request. Responsibility for the preparation of the Housing and Community Development (HCD) grant application and the Housing Assistance Plan (HAP) rests with the Community Development Department.

Housing Division, Community Development Department

The Housing Division has the responsibility for the initiation and administration of housing programs for the City, including development of the City's Housing and Community Development application. The Housing Assistance Plan, required each year under the HCD application, is based on studies supplied by various City agencies. The Housing Division also recommends funding and implementation packages for these programs.

TABLE 30ROLES OF CITY AGENCIES IN HOUSING AND COMMUNITY DEVELOPMENTLong-Range PlanningAgency

- . City Planning Department

Activities

- . Determine needs
- . Evaluate effectiveness of programs to meet needs
- . Develop 5, 10, 20-year time frames

Short-Range PlanningAgency

- . Community Development Department

Activities

- . Coordinate development of HCD application
- . Prepare program packages, in conjunction with appropriate agencies, to meet needs of communities.
- . Seek funding sources.
- . Monitor and evaluate laws.

Data SupportAgencies

- . Data Support Unit (CDD)
- . Data Support Unit (Planning Department)

Activity

- . Collect and analyze data

ImplementationAgencies

- . CRA
- . Housing Authority
- . Building and Safety
- . Division of Right of Way and Land
- . Community Development Department

Activity

- . Implement programs

APPENDIX B

On September 18, 1980, the Planning Commission transmitted to the Mayor the findings of the mayoral appointed Ad Hoc Committee on Housing Production. After taking public testimony, the Committee recommended 83 proposals to help stimulate the production of housing in the City. The first review of the Committee's proposals and their status was conducted two years later in June, 1982. The second review was conducted with the revision of this Housing Element and appears as Program Fourteen of Objective Six.

APPENDIX B

HOUSING PRODUCTION PROPOSALS ACTION OF THE CITY COUNCIL
ON JULY 7, 1981 AND STATUS IN THE PLANNING DEPARTMENT

<u>PROPOSAL</u>	<u>COUNCIL ACTION OF 7/7/81</u>	<u>PLANNING DEPARTMENT STATUS/COMMENT</u>
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A. PROPOSALS PERTAINING TO
RESIDENTIAL DENSITY

A. 1. Increase all single-family zoning of undeveloped land to the next highest zoning.	Receive & File	NA
A. 2. Increase density in undeveloped subdivisions in exchange for rental housing.	Receive & File	NA
A. 3. Automatically increase all multi-family zoning to the next highest density.	Receive & File	NA
A. 4. Thirty percent (30%) residential density increase (allows up to 30% density increase for rental housing by conditional use.)	Directed Planning Department to implement	Ordinance approved by P & E Committee on 4/20/82. City Attorney to prepare final ordinance.
A. 5. Encourage maximum density allowed by Community Plans.	Receive & File	(CPC has adopted such a policy consistent with good planning practices)
A. 6. Density increase for Senior Citizen Housing	Directed Planning Department to implement	Part of Planning Department Work Program (medium priority assigned by P & E Committee).
A. 7. New single-family residential zone	Directed Planning Department to implement	Part of Planning Department Work Program (medium priority by P & E Committee). A 3500-sq.-ft. minimum lot size single-family zone permitting "stick built", modular and mobile homes is one of three ordinances being

PROPOSAL		COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
			proposed as a part of the Mobile Home Zone project soon to be before the Council P & E Committee.
A. 8.	Reduce legal standards for single-family lots	Receive & File	NA
A. 9.	Density bonus in-lieu fee	Directed Planning Department to implement	Part of Planning Department work program (Reassigned a high priority by the P & E Committee)
A.10.	Fee in lieu of bonus density	Receive & File	NA
A.11.	Hillside density bonus	Receive & File	NA
A.12.	Consistency between HUD and local density requirement	Referred to Intergovernmental Relations Committee	NA
A.13.	Legislation to exceed General Plan residential densities	Receive & File	NA
A.14.	Revision In Allowable Densities	Receive & File	NA
B. PROPOSALS PERTAINING TO PARKING REQUIREMENTS			
B. 1.	Requirements for low-income family housing reduced	Receive & File	NA
B. 2.	Requirements for apartments reduced	Receive & File	NA
B. 3.	Reduced requirements commensurate with proximity to public transportation	Directed Planning Department to implement	Part of Planning Department Work (medium priority per P & E Committee instructions)

PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
B. 4. 50% compact parking stalls (ordinance now reduces parking requirements by requiring only one standard size parking space per dwelling unit)	Receive & File (matter already being worked on by Planning Department)	Ordinance approved by P & E Committee on 12/8/81. Final Ordinance received by CPC on 4/21/82 for public hearing on June 3, 1982.
B. 5. Compact car parking stalls for all residential developments	Receive & File	Same comment as B.4. above
B. 6. Compact car parking spaces for guest parking	Receive & File	Same comment as B.4. above
B. 7. Reduce minimum parking stall size	Receive & File	NA
B. 8. Fee in lieu of parking spaces	Receive & File	NA
B. 9. Eliminate covered parking (now limited to R1, RW, and R2 Zones. Already applied to less restrictive R Zones)	Directed Planning Department to implement	P & E Committee on 2/16/82 approved draft ordinance. CPC holding public hearing on June 3, 1982.
B.10. Reduce driveway turn radius	Directed Planning Department to implement	Staff preparing draft ordinance
B.11. Tandem parking	Directed Planning Department to implement	Part of Planning Department Work Program (assigned low priority by P & E Committee)
B.12. Backing into public streets	Receive & File	NA
B.13. Parking and turning in front yards	Receive & File	NA

C. PROPOSALS PERTAINING TO REQUIRED FEES

C. 1. Review of permit fee structure	Refer to P & E Committee for further study	No action by Committee to date
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	PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
C. 3.	Use of Quimby fees for low- and moderate-income housing	Receive & File	NA
C. 4.	Computing the Quimby fee	Receive & File	Ordinance effective on 6/22/81
C. 5.	Dwelling unit construction tax	Receive & File	NA
C. 6.	Bureau of Engineering sewer facilities change	Referred to City Engineering	NA
C. 7.	Electrical, plumbing and heating single permit fee	Referred to Building and Safety Committee	NA

D. PROPOSALS PERTAINING TO ZONE CHANGES

D. 1.	Time limit on zone changes	Receive & File	NA
D. 2.	Accelerate the rezoning process	Receive & File	NA
D. 3.	Exempt zone changes from 30 days referendum period	Receive & File	NA

E. PROPOSALS PERTAINING TO EXEMPTION FROM LAND USE CONTROLS

E. 1.	Declaration of local state of emergency	Receive & File	NA
E. 2.	Temporary relief from State Subdivision Map Act	Receive & File	NA
E. 3.	Exemptions for low-cost housing	Receive & File	NA
E. 4.	Eliminate requiring specific conditions for approval of tentative tract map	Receive & File	NA

	PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
E. 5.	Charter amendment regarding rent control	Refer to P & E Committee for study	Considered by Council in action on rent control
E. 6.	Categorical Exemptions for housing projects	Receive & File	NA
E. 7.	Preliminary Draft EIRs	Receive & File	Part of supplemental budget consideration FY 82-83 per AB 1185 (81) and AB 1151 (79)
E. 8.	Omit or revise City Sound Ordinance	Refer to P & E Committee for further study	City Council updated Sound Ordinance effective 3/10/82
E. 9.	Appeals Board for City Codes and requirements	Receive & File	NA

F. PROPOSALS TO EXPEDITE PROCESSING

F. 1.	Advisory Agency (time limits to processing)	Receive & File	State Subdivision Map Act amended time to file appeal from 15 to 10 days
F. 2.	Master Environmental Impact Report	Refer to P & E Committee for further study	FY 82-83 per AB 1185 (81) and AB 1151 (79)
F. 3.	One Stop Permit processing counter	Note & File	Already in planning stages. Also provisions relating to AB 941 (81) creating administration entity to give status of residential permits and coordinate processing under study

	PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
F. 4.	\$500 Building Permit fee	Note & File	NA
F. 5.	Federal grant for One Stop Counter	Note & File	NA
F. 6.	One Stop Counter at Branch City Hall	Note & File	NA
F. 7.	Overtime to eliminate backlog	Directed Planning Department to report	Overtime money appropriated; backlogs eliminated; filings are low at this time
F. 8.	Bureau of Engineering - additional personnel	Directed CAO to prepare report	NA
F. 9.	Bureau of Engineering Parcel Map Unit - additional personnel	Directed CAO to report	NA
F.10.	Bureau of Engineering printer for computer terminal	Directed CAO to report	NA
F.11.	Abolish unlimited review period extensions	Refer to P & E Committee for study	NA
F.12.	"Expected" review approval time periods	Directed Department of Building and Safety to report to P & E Committee	NA
F.13.	Building and Safety post card notification system	Directed Department of Building and Safety to report to P & E Committee	NA

PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
F. 14. Building and Safety geology plan check	Directed Building and Safety Department to report	NA
G. PROPOSALS PERTAINING TO RESIDENTIAL LAND USE		
G. 1. Use of air rights over flood control channels	Directed Planning Department to report	Report unnecessary. Already permitted where zoned for residential use
G. 2. Cluster housing in lieu of single-family lots	Receive & File	NA
G. 3. Commercial/residential mixed land use zone	Directed Planning Department to prepare ordinance	Ordinance adopted effective June 21, 1982
G. 4. Additional unit on single-family lots	Receive & File	P & E Committee on 3/23/82 directed ordinance to be prepared by City Attorney and that SB 1534 be opposed by City (CF. No. 82-0374)
G. 5. Home Plus	Receive & File	NA
G. 6. Conversion of public buildings to housing	Directed Community Development Department to report	NA
G. 7. Additional mobile home zoning	Receive & File	Three proposed ordinances to be considered by P & E Committee in June 1982

	PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
G. 8.	Inventory City owned land	Directed Community Development Department to comply and report	
G. 9.	Apartment zone	Receive & File	Note proposal A.4.

H. PROPOSAL PERTAINING TO BUILDING AND DEVELOPMENT REQUIREMENTS

H. 1.	Reduce low- and moderate- income housing costs	Receive & File	NA
H. 2.	Basic house plans	Refer to Department of Building and Safety	NA
H. 3.	Type 5 (wood and frame) construction up to four stories	Refer to report of Building and Safety	NA

I. PROPOSALS PERTAINING TO HOUSING FINANCE

I. 1.	Legislation to amend the Federal Tax Reform Acts	Refer to P & E Committee for more study	Already a part of the City's Legislative Program (81-82)
I. 2.	Pension funds and profit sharing plans	Directed CAO to report	NA
I. 3.	State Highway funds for housing	Note & File	NA
I. 4.	Amendment of California Department of Insurance Reg.	Directed CLA to incorporate into City's official housing policy	NA

PROPOSAL	COUNCIL ACTION OF 7/7/81	PLANNING DEPARTMENT STATUS/COMMENT
I. 5. Municipal financing fund	Note & File	Already implemented

J. PROPOSALS PERTAINING TO OTHER
DEPARTMENT REQUIREMENTS

J. 1. Building and Safety product standards	Refer to Department of Building and Safety	NA
J. 2. Omit street address size determinations	Refer to the Department of Building and Safety	NA
J. 3. Temporary power pole installation	Refer to Department of Building and Safety	NA
J. 4. Fire Department Plan check	Refer to Department of Building and Safety and Fire Department for report	NA
J. 5. Building and Safety building installation inspection	Refer to Department of Building and Safety	NA
J. 6. Verification of Workman's Compensation Certification Insurance	Refer to Department of Building and Safety	NA

APPENDIX C

FIFTH YEAR HCD BLOCK GRANT DATA

The following tables summarize the basic City housing goals for one and three years by types of households and programs. The tables indicate the active approach taken by the City in utilizing available Federal and State housing programs. Program goals for City-originated actions, beyond the housing production program (Objective 1, Program 1), will be included when they become available. It is anticipated that additional local housing program goals, such as pre-occupancy inspection and freeway move-on housing, will be forthcoming within the next year. The monitoring procedures described in this Plan will enable a yearly status report to be made on goals and implementation progress, as specified by the revised State Housing Element Guidelines.

The progress made by the City in meeting housing goals is dependent on the availability of grant funds and on the City's own revenue capability. The adoption of any City housing program and goal is contingent on funding to implement each action.

The program goal figures represent adopted figures from the City's HCD Block Grant application for 1983-1984.

EXHIBIT 1

Survey of Housing Conditions, 1980

Number of Housing Units

All Units

Status and Condition Of All Housing Units	Total	Suitable for Rehabilitation
Occupied Units - Total	1,135,272	138,797
a. Substandard	199,989	138,797
b. Standard	935,283	-
Vacant Available Units - Total	35,890	1,605
a. Substandard	7,198	1,605
b. Standard	28,692	-
Housing Stock Available - Total	1,171,162	140,402
a. Standard Housing Stock	963,975	-
b. Substandard	207,187	140,402
Vacancy Rate -		
a. Standard Units	3.0%	
b. Substandard	3.5%	

SOURCE: Table 1 1982-1985 HOUSING ASSISTANCE PLAN. APPROVED BY CITY COUNCIL APRIL 1983.

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EXHIBIT 1
Survey of Housing Conditions, 1980
Number of Housing Units
Owner

Status and Condition Of All Housing Units	Total	Suitable for Rehabilitation
Occupied Units - Total	457,553	32,931
a. Substandard	41,268	32,931
b. Standard	416,285	-
Vacant Available Units - Total	8,386	130
a. Substandard	756	130
b. Standard	7,630	-
Housing Stock Available - Total	465,939	33,061
a. Standard Housing Stock	423,915	-
b. Substandard	42,024	33,061
Vacancy Rate -		
a. Standard Units	1.8%	
b. Substandard	1.8%	

SOURCE: Table 1 1982-1985 HOUSING ASSISTANCE PLAN.
APPROVED BY CITY COUNCIL APRIL 1983.

EXHIBIT 1

Survey of Housing Conditions, 1980

Number of Housing Units

Renter

Status and Condition Of All Housing Units	Total	Suitable for Rehabilitation
Occupied Units - Total	677,719	105,866
a. Substandard	158,721	105,866
b. Standard	518,998	
Vacant Available Units - Total	27,504	1,475
a. Substandard	6,442	1,475
b. Standard	21,062	
Housing Stock Available - Total	705,233	107,341
a. Standard Housing Stock	540,060	
b. Substandard	165,163	107,341
Vacancy Rate -		
a. Standard Units	3.9%	
b. Substandard	3.9%	

SOURCE: Table I 1982-1985 HOUSING ASSISTANCE PLAN.
APPROVED BY CITY COUNCIL APRIL 1983.

EXHIBIT 2

THREE-YEAR HOUSING ASSISTANCE GOALS

Number of Lower-Income Households To Be Assisted

Tables and Sources of Housing Assistance	Total	Elderly (1-2 persons) and Handicapped	Small Family (4 or less persons)	Large Family (5 or more persons)
Total Goals for Housing Assistance for Homeowners	1,404	351	913	140
1. New Construction for Homeowners	680	170	442	68
2. Rehabilitation Assistance for Homeowners	724	181	472	72
Community Development Block Grants	724	181	472	72
Total Goals for Housing Assistance for Renters	5,443	1,363	3,539	541
1. New Rental Units	1,158	291	754	113
HUD Assistance Programs Block Grant	1,158	291	754	113
2. Rehabilitation of Renter Units	1,785	447	1,160	178
Community Development Block Grants HUD Assisted Programs Substitute Rehabilitation	1,099	275	714	110
3. Existing Rental Units	2,500	625	1,625	250
HUD Assisted Programs With Repair	2,500	625	1,625	250
Without Repair	2,500	625	1,625	250

SOURCE: 1982-1983 HOUSING ASSISTANCE PLAN. APPROVED BY CITY COUNCIL APRIL 1983 AND 1983-1984 HAP APPROVED BY COUNCIL _____.
(The totals are the same for each year).

THREE-YEAR HOUSING ASSISTANCE GOALS

Number of Lower-Income Households To Be Assisted

Tables and Sources of Housing Assistance	Total	Elderly (1-2 persons) and Handicapped	Small Family (4 or less persons)	Large Family (5 or more persons)
Total Goals for Housing Assistance for Homeowners	2,172	543	1,412	217
1. Rehabilitation Assistance for Homeowners	2,172	543	1,412	217
Community Development Block Grants	2,172	543	1,412	217
Total Goals for Housing Assistance for Homeowners by Percentage by Household Type	100%	25	65	10
Total Goals for Housing Assistance for Renters	17,844	4,462	11,600	1,782
1. Conversion to Standards	300	75	195	30
2. New Rental Units	5,513	1,378	3,584	551
HUD Assisted Programs Block Grant	5,513	1,378	3,584	551
3. Rehabilitation of Renters Units	4,531	1,134	2,946	451
Community Development Block Grants HUD Assisted Programs Substitute Rehabilitation Section 8	2,473	618	1,608	247
	2,058	516	1,338	204
	2,058	516	1,338	204
4. Existing Renter Units HUD Assisted Programs With Repair Without Repair	7,500	1,875	4,875	750
	7,500	1,875	4,875	750
	0	0	0	0
	7,500	1,875	4,875	750
Total Goals for Housing Assistance for Renters by Percentage by Household Type	100%	25	65	10
Total Goals for HUD - Assisted Rental Units by Percentage of Household Type	100%	25	65	10

SOURCE: 1982-1983 HOUSING ASSISTANCE PLAN. APPROVED BY CITY COUNCIL APRIL 1983.

EXHIBIT 4
City of Los Angeles
Housing Assistance Provided as
of June 1983

HUD	TOTAL	E	F	LF
Section 8 New	6,808	4,930	1,277	601
Section 8 Rehabilitation	1,876	1,036	652	188
Public Housing New	1,047	101	680	266
Public Housing Rehabilitation	158	134	0	24
Section 8 Existing (Not counting Section 3 set aside)	13,746	5,864	6,915	967
<hr/>				
FA				
Section 8 New	1,546	1,466	21	59
Section 8 Rehabilitation	0	0	0	0
Existing	105(H)	105(H)	0	0
<hr/>				
TOTAL	25,880	13,767 53.2%	9,953 38.5%	2,160 8.3%

EXHIBIT 5

BLOCK GRANT HOUSING PROGRAMS

Detailed Unit Allocations

		83-84 1 Yr. Goal	82-85 3 Yrs. Goal
Homeowner			
New Construction			
Housing Production	0		0
Rehabilitation Assistance			
HOME			2,100
HELP			180
Handyman			<u>1,812</u>
	TOTAL		4,912

Renter			
New Construction			
Housing Production	0		0
Rehabilitation Assistance			
HOME		238	700
HELP		40	120
Multi-family		625	<u>1,875</u>
	TOTAL		903
			2,695

SOURCE: 1982-1985 HOUSING ASSISTANCE PLAN. APPROVED BY CITY COUNCIL APRIL 1983.

APPENDIX D

HOUSING PROGRAM SUMMARY

The following section is from the first program year of the five year 1982-1985 Housing Assistance Plan. It is included here to describe the various efforts of the City toward providing affordable housing and toward rehabilitating older neighborhood housing.

NARRATIVE - PART IV - ANNUAL HOUSING ASSISTANCE GOAL

The Eighth Program Year (1982-83) will emphasize the single-family housing rehabilitation projects, the expansion and continuation of multiple-family housing rehabilitation efforts and housing production activities. The Housing Program budget is organized into major program areas with physical rehabilitation programs concentrated in geographical areas with low-income households and deteriorated housing stock, and citywide informational, housing production, and multi-family rehabilitation activities.

The Housing Program budget for the Eighth Program Year totals approximately \$30.2 million. The rehabilitation work which is proposed will be concentrated in the City's targeted rehabilitation program areas. The Ninth Year budget will total approximately \$34.3 million.

The Housing Programs are administered by the Community Development Department's (CCD) Housing Division, the Community Redevelopment Agency (CRA), and the Department of Building and Safety.

The following programs will be used to enable the City to reach its housing goals.

Homeowner Opportunity Maintenance Effort (HOME) Program

The HOME Program is a rehabilitation program which benefits low income, owner occupied and renter occupied structures located in the areas with principally single-family housing in need of major rehabilitation. Both single-family and multi-family structures are rehabilitated. The Program provides interest rate subsidies and technical and architectural assistance to the homeowner. By providing interest rate subsidies, the City is able to leverage private rehabilitation assistance with a relatively small amount of HCDBG funding. In the Eighth Program Year, ten geographical areas will have a HOME Program: Highland Park, West Adams, San Pedro/Wilmington, Sylmar, Pacoima, Watts, Cypress Park, Boyle Heights, Chesterfield Square and Echo Park. It is projected that 900 dwelling units will be rehabilitated through the HOME Program during the Eighth Program Year. In the Ninth Program Year, it is estimated that 950 dwelling units will be rehabilitated.

Contract Rehabilitation Programs

Three communities will have housing rehabilitation programs providing interest rate subsidies on rehabilitation loans, technical and architectural assistance to low income homeowners, similar to the HOME Program; however, the program operations will be under contract to a neighborhood based non-profit, for profit, or Local Development Corporation (LDC).

The Community Development Department has contracted with Progressive Housing Associates to offer two rehabilitation programs to owners of homes and rental properties in need of major repair in the Florence/Avalon and Kedren Park areas. The City has also contracted with the Vermont/Slauson Economic Development Corporation to offer rehabilitation assistance in the Vermont/Slauson area. Urban Development Action Grant (UDAG) funds will be utilized along with HCDBG funds for commercial redevelopment activities in Vermont/Slauson.

Housing Production Program

The production of low cost housing has been designated a top priority by the Mayor and the Los Angeles City Council. To date \$11.6 million has been allocated to this program with \$438,432 being added through the Eighth Year funding. Ninth Year recommended funding will be \$408,574.

The program will utilize funds to write down costs of site acquisition for new construction and substantial rehabilitation projects sponsored by H.U.D. or private development where the units will be affordable to and occupied by low- and moderate-income households. Housing Production, formerly known as Housing Production I, II and III, has made land writedown and predevelopment funds available for gap financing of housing projects totalling 740 units of Section 8 family and elderly housing approved by H.U.D., and \$900,000 has been recommended for a loan to the Gilbert Lindsay Village Green Project on the former Goodyear 74-acre site.

Multi-family Rehabilitation Program (MORE)

This program has been designed to aid the multi-family dwelling units in the City which are in rehabilitable condition. The Housing Division has identified those geographical areas of the City with large concentrations of older multi-family dwellings in substandard condition and occupied by low-income tenants. This program will rehabilitate the multi-family units, as well as single-family units in those neighborhoods; provide technical assistance where necessary; and use, when available, Section 8 Rental Assistance Programs to keep the rents affordable to low-income tenants. Assistance will be provided in the form of direct loans, deferred loans, interest subsidized loans, land writedowns, Section 312 loans, relocation assistance and other State or Federal assistance which may become available. During the Eighth Program Year, four areas are included in the Program: Hollywood Neighborhood Strategy Area, Crenshaw Apartment Improvement Area, Venice, and Westlake Rehabilitation Areas.

In the Ninth Program Year it is projected that the Venice area office will be closed and a new Citywide effort initiated.

1. Hollywood Neighborhood Strategy Area (NSA) - The Hollywood NSA will utilize Section 8 rehabilitation assistance in conjunction with single-family interest subsidy, principal only, and deferred loans; multi-family deferred loans and other rehabilitation assistance, including land writedowns; State or Federal grants; and 312 multi-family assistance. Projected goals for the office total 325 in the Eighth Year and 300 in the Ninth Year.
2. Crenshaw Apartment Improvement Program (AIP) - This program will rehabilitate deteriorated multi-family dwellings in the Crenshaw area. The program will utilize the Section 8 Moderate Rehabilitation Program to keep rents at levels affordable to low- and moderate-income individuals while assisting landlords in rehabilitating their properties. The rehabilitation program is operated in conjunction with the Neighborhood Reinvestment Corporation of the Federal Home Loan Bank Board. The Apartment

Improvement Program (AIP) involves a cooperative partnership of property owners, tenants, financial institutions, and the City to provide assistance to improve apartment buildings at early stages of decline. This program will also use State or Federal grants and 312 Multi-family Assistance to meet its projected Eighth Year goal of 100 units.

3. Westlake and Venice Rehabilitation Areas - Both the Westlake and Venice communities have high concentrations of older multiple family dwellings in severe need of rehabilitation assistance. Program funding will be used for administration of two field offices, relocation assistance, and deferred or below market rehabilitation loans. The City will attempt to secure additional allocations of Section 8 Moderate Rehabilitation assistance for the multi-family program areas, and use other tools such as land writedowns, 312 Multi-family Assistance and Federal and State grants to meet its goals. The projected 8th Year goals for the Westlake area will be 100 units. The Venice office will not receive Eighth Year CDBG funds. Instead prior year funds will be used in order to have a cumulative goal achievement of approximately 100 units. Unless unit demand increases, it is projected that the Venice office will close by July 1983.

City-Wide Program

This is a multi-family rehabilitation program which will be implemented in the Ninth Program Year with a projected goal of 80 units. The program will be tried on a demonstration basis whereby the primary resources to be utilized include City HCDBG funded deferred (0% interest loans) and direct (interest bearing) loans, Section 312 multi-family loans and other resources as identified during the program year.

CRA - Administered Development Projects

One of the larger appropriations in the HCDBG budget, about \$11 million, will be used to fund development projects administered by the Community Redevelopment Agency (CRA). Most projects (Pico Union II, Normandie/Adams 4321, Chinatown, North Hollywood, Boyle Heights I and II, Lincoln Heights I and Temple Beaudry) concentrate primarily on housing rehabilitation activities.

There are some specified benefits for low- and moderate-income people, principally some new housing for displaced residents in areas such as Pico Union I and II, Normandie 5, Boyle Heights I, North Hollywood and Chinatown.

Residential rehabilitation, public improvements and commercial revitalization activities will take place in the Hoover Area Expansion. The Los Angeles Harbor Industrial Center/Wilmington project will focus on commercial and industrial development, public improvements and street designing activities.

For the most part these development areas are experiencing substantial reinvestment as a result of the expenditure of HCDBG funds, tax increment financing from CRA programs and associated private investment. Program goals for the Ninth Program Year anticipate the rehabilitation of more than 500 dwelling units.

Department of Building and Safety Administered Program

Homeowners Encouragement Loan Program (HELP)

In the Eighth Program Year, the HELP Program will continue to assist homeowners, as well as multi-family dwelling units and renters. Many of the worst housing conditions in the City are in single-family and small multi-family structures. These structures do not meet the housing code, and without financial assistance the low-income owners would be unable to repair their units. New programmatic guidelines have been developed which provide emergency rehabilitation to sites with five units or less that are cited for code violations. This program will operate citywide on a scatter site basis in units where the owner is low-income or the renter is low-income.

The HELP Program includes an allocation for staff in the Conservation Bureau of the Department of Building and Safety and funding of the Handicapped Loan Program to eliminate architectural barriers in units of households in need of aid to correct code violations. It is estimated that 100 units will receive scattered site rehabilitation loans.

Public Housing

In spite of concentrated efforts over the past years to interest developers in the construction of family public housing units, limited success has been achieved due to restrictive Article XXXIV Referendum authority and a lack of funds to hold sites during HUD processing. However, a contract was executed between the City of Los Angeles and the Housing Authority to provide housing and Community Development Block Grant Funds to enable the Authority to obtain site control for family housing projects. This enabled the Housing Authority to initiate construction on new public housing family units with the available HUD funds and at least 79 units are expected to be completed and occupied in the 8th Program Year.

Section 8 Existing

As of June 30, 1982, the Housing Authority had a total of 13,405 Section 8 HAPF allocations under contract. However, the low citywide vacancy rate severely limits the ability of Section 8 certificate holders to locate vacant units within the City. Despite this, the Housing Authority has continued to show a net increase in contracts and has recently initiated special efforts and techniques to increase the production of new contracts to meet the available contract authority. The Housing Authority has reorganized the administrative control within the program, streamlined contract production, initiated an extensive owner outreach program to attract vacancies by owners currently participating in the program and new owners who may be interested in participating, and has obtained approval from HUD and implemented an oversubscription of certificates which will increase the number of certificate holders seeking housing.

Section 8 Moderate Rehabilitation

On June 18, 1980, the Housing Authority received from HUD the Annual Contribution Contracts (ACC) for 364 units of moderate rehabilitation. In May 1981, the Housing Division and City Housing Authority entered into an MOU whereby the Housing Division agreed to provide assistance to the Housing

Authority in carrying out this program within the 4 MORE areas, 3 HOME areas, and contract agency areas. As part of this agreement the Housing Division agreed to administer 268 units with the City's Community Redevelopment Agency, agreeing in a separate MOU to administer 96 units.

It is anticipated that by January 31, 1983, approximately 303 units will be entered into a HAP agreement.

Assurance that Rehabilitation will assist Lower Income Households

In order to assure that a majority of the rehabilitation carried out will assist lower income households, the City has set up an intake procedure in its area offices whereby a person's income eligibility and characteristics will be screened and verified before a rehabilitation loan is approved.

Assurance, After Rehab, of Assistance to Lower Income Households

- a) Homeowners - The programs call for 40% of the loans to go to lower income households. A substantial portion of the remaining 60% are occupied by lower income households also.
- b) Renters - The rental rehab programs administered by the Community Development Department are designed to insure that structures selected for inclusion in the program contain, as a top priority, 75% low-income occupants and the loan amortization is structured to insure that the occupants pay no more than 30% of their income for rent.

APPENDIX E

The following section is reprinted from the 1979 Housing Element. It describes the method which was used to estimate the number of undocumented aliens in the City. It is included in order to highlight the fact that it is a significant factor in the housing picture of the City and that it is also a very difficult number to estimate. Additional discussion on the issue appears in the Housing Element under the section entitled Projected Housing Need and the Undocumented Alien.

Estimate of Undocumented Aliens

Identifying and developing estimates of the undocumented population in Los Angeles has long been a problem. Undocumented aliens are, of course, in violation of Federal immigration laws and tend to hide or avoid enumerators. Therefore the census cannot provide an accurate count of their numbers and any funds distributed based on census figures would not include the number of undocumented persons and would not reflect the total needs of the residents of Los Angeles. For instance, it is believed that the City's undocumented population represents a significant factor in the costs of welfare, medical assistance, and other public service programs; and yet, the number of undocumented immigrants would not be accurately reflected in any population/cost formulas.

Because of these problems, the City Council and the Mayor have asked the Planning Department to estimate the number of undocumented aliens residing in the City of Los Angeles. Currently, there is no agreement among governmental agencies as to the actual number of undocumented immigrants residing within the City. Previous estimates have ranged from 200,000 to 500,000.

The undocumented alien population will not be accounted for in the official figure for census undercount. Undocumented immigrants would be those persons who purposefully avoided the census enumeration, while the undercount would reflect the census forms which were lost or assigned to the wrong census tract by the census enumerators. The census undercount was estimated using immigration records or those persons who had entered the United States legally. Thus, a new data source was needed to estimate the number of undocumented immigrants.

To obtain the best available estimate of undocumented aliens, a meeting was held with Mr. Sureck, District Director of the Immigration and Naturalization Service (I.N.S.). The I.N.S. had based its estimate on the number of undocumented aliens actually located by governmental agencies in 1974. Over 300,000 undocumented immigrants were located in California in that year. The I.N.S. assumed there are five to six others for every one located; therefore, it is assumed that there are 1.5 or 1.8 million in the State. It is further assumed that two thirds are in Southern California, and 500,000 to 1.0 million in the greater Los Angeles area. No estimate from the I.N.S. was available for the City.

However, the City of Los Angeles contains 40 percent of the total population and 40 percent of the Hispanic population. The Planning Department has, therefore, assumed that a similar percentage of the undocumented aliens also live within the City's boundaries. Using the upper range of the I.N.S. estimate for the county, the number of illegal immigrants in the City of Los Angeles could be as high as 400,000 persons. This estimate concurs with those of representatives of the I.N.S., the Border Patrol, and Mexican-American organizations.

Would all of the minority groups be undercounted similarly? In Los Angeles there is no reason to believe that Blacks would have a higher undercount rate than that of either the Hispanic or Asian residents. However, the Hispanic and Asian undercounts may be higher, because of two problems: illegal entrants and language barriers. Neither of these would be significant among

Blacks, whereas they may be, in spite of Census Bureau efforts, among Hispanic and Asian residents. These considerations would have to be tested for their significance, but at present these minority undercount statistics are at least a floor estimate.

Is the Hispanic population of White racial characteristics? This assumption was invoked to eliminate definitional problems and because the count of Hispanics by race and age was not available. For clarification, Spanish is considered a "heritage" classification (such as English or French) not a racial classification (such as White, Black, Asian, etc.). Statistics are available to measure this assumption. The Hispanic indicator population in Los Angeles is 93.5% White, 3.0% Black, and 3.5% other. Therefore, this assumption will provide a slight but probably insignificant over-estimate of the undercounted minority population.

What are the implications of these new numbers? In terms of revenue sharing allocations or gas tax subventions, all areas of the State would grow in population due to the undercount. But the undercount revisions provided by the Census Bureau are much larger for minority populations and this would cause a relative increase in communities with larger minority population. Thus, Los Angeles, with its large Black and Hispanic populations, would grow relative to other areas of the State.

CF 85-1916 and S1
(73-1305)
CPC 22842
All CDs

SEP 10 1986

R E S O L U T I O N

WHEREAS, the City Planning Commission, on July 17, 1986, approved amendments to the Proposed Housing Plan including Council changes of June 25, 1986; and,

WHEREAS, pursuant to City Charter and Municipal Code provisions, the City Planning Commission and the Mayor have transmitted their recommendations concurring in the Council's action; and,

WHEREAS, the Proposed Housing Plan was granted a Negative Declaration on March 28, 1984;

NOW, THEREFORE, BE IT RESOLVED that the revised Housing Plan, an Element of the Los Angeles City General Plan, BE ADOPTED by the City Council of the City of Los Angeles, superseding the previous Housing Plan adopted by the Council on October 31, 1979.

BE IT FURTHER RESOLVED, that the Negative Declaration having been considered by the City Council, BE ADOPTED, and that a Notice of Determination be filed with the Los Angeles County Clerk and City Clerk in accordance with Section 7 of Article V of the City of Los Angeles Guidelines for the Implementation of the Environmental Quality Act of 1970.

PRESENTED BY

Pat Russell
COUNCILWOMAN PAT RUSSELL

I HEREBY certify that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held

SECONDED BY

Michael Woo
COUNCILMAN MICHAEL WOO



SEP 24 1986

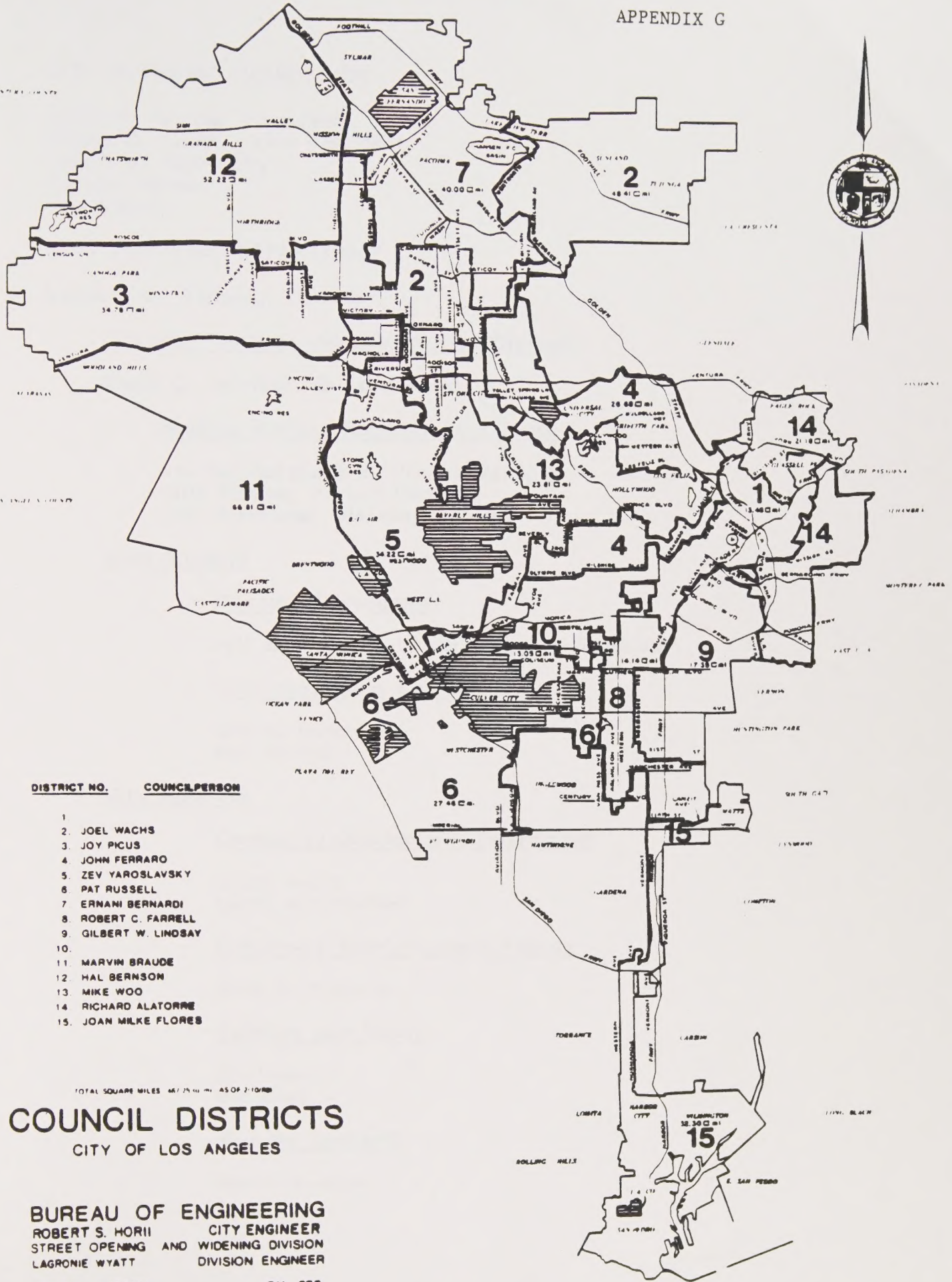
ELIAS MARTINEZ City Clerk

BY

Elie Saylor

Hal Bernson
COUNCILMAN HAL BERNSON

(Note: Adoption of the General Plan or any part thereof or amendment thereto shall be by majority vote of the entire Council if not contrary to the recommendations of either the City Planning Commission or the Mayor ... pursuant to the Charter provisions, Section 96.5(3) and the Los Angeles Municipal Code, Section 11.5.6).



CITY PLANNING COMMISSION

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William G. Luddy, Vice President
Robert J. Abernethy
Suzette Neiman
Sam Botwin

CITY PLANNING DEPARTMENT

Kenneth C. Topping, Director

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Building and Safety

Jim Wheeler
Mel Bliss

Housing Authority

Nancy Ryerson



C124892657

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 Joan Flores, 15th District - Bernie Evans
 James Hahn, City Attorney
 Richard Tuttle, Controller

Other Governmental Agencies

Southern California Association of Governments

Revised

Revised

Approved: City Planning Commission
 Adopted: City Council

10-21-76
 11-03-76

6-21-79
 10-31-79

6-25-86
 9-24-86